

32 Allchin Circuit, Kambah, ACT 2902



Sold House

Friday, 27 October 2023

32 Allchin Circuit, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 844 m2

Type: House



Trenton Morrissey

Contact agent

Auction - On Site - 10.00am, Saturday 18 November
Registration of Bidders - On Site - 9.30am, Saturday 18

November
Nestled in a private leafy setting on the high side of the street, this immaculate treasure offers a luxurious lifestyle, prime location and expansive living areas further enhanced by remarkable mountain views and tranquil established gardens. Constructed and fully renovated with extraordinary attention to detail and customised with the finest level of inclusions, the home allows comfortable day to day living and is quite simply breathtaking. Awash with natural light, the home achieves a sense of privacy and an effortless integration with its surroundings. The residence showcases spacious meals and family areas and an open plan living room. An elevated covered front porch captures spectacular mountain views and a substantial backyard covered deck creates a private and stylish area to entertain on a grand or intimate scale. A stunning renovated kitchen with stone benchtop and feature hardwood addition to the island bench features quality appliances, ample storage, and soft close cabinetry. The generously proportioned master bedroom comprises a walk-in robe and renovated ensuite, with the remaining bedrooms all generous in size with built-in robes. The oversized main bathroom has also been renovated with floor to ceiling tiling, large shower, freestanding bath and feature timber vanity. You will appreciate the abundance of storage with a double garage and storage room underneath the home. The well-established private garden is colourful and balanced with pathways, freshly laid turf areas, established trees and vegetable gardens, covered entertaining spaces and a brilliant entertaining deck with built in BBQ, stone benchtop and brand new fridge. Completed with solid spotted gum timber floors, ducted heating and evaporative cooling, quality carpets and blinds and ample parking options with two driveways, come and inspect this remarkable home that must be seen to be truly appreciated. Property features include:

- Fully renovated residence
- Contemporary design with ample family living space
- Renovated kitchen with stone benchtop and hardwood addition, ample storage and quality Westinghouse appliances including 900mm gas cooktop, rangehood, oven and dishwasher
- Bright family area with double glazed glass doors opening onto the elevated porch as well as the outdoor entertaining area
- Sun-drenched segregated living areas with mountain views
- Generous master bedroom with walk in robe and peaceful outlook from bay window
- Renovated ensuite with floor to ceiling wall tiling and rain shower
- Three additional bedrooms with built in robes
- Renovated main bathroom with floor to ceiling wall tiling, freestanding bath and rain shower
- Versatile storage options
- Spacious laundry with stone bench space, ample storage and direct access to the backyard
- Entertaining deck with built in BBQ, stone benchtop and brand new fridge
- Spotted Gum timber flooring
- Quality carpets
- Ducted heating and evaporative cooling
- Double glazed windows throughout
- Double garage with second driveway for multiple vehicle parking
- Beautiful established gardens and garden shed
- Front and back gardens with fully automatic, wi-fi enabled sprinkler and irrigation systems
- Colourbond fencing

In response to Covid-19, social distancing of 1.5m – 2m must be observed. Please practice good hygiene and refrain from entry if exhibiting any symptoms. We will collect the names + details of all attendees to allow for contact tracing if required. As a result of this, the wait time to look through may increase and we ask attendees to be prepared for a slight delay and to factor this into your open home schedule. We would ask that only essential people come with you to open homes to limit large groups. Disclaimer: The information and material contained within this marketing is for general information purposes only. Morrissey Property does not accept responsibility and disclaim all liabilities regarding any inaccuracies or errors contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.