

32 Morant Circuit, Kambah, ACT 2902



House For Sale

Friday, 19 January 2024

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Bedrooms: 4

Bathrooms: 2

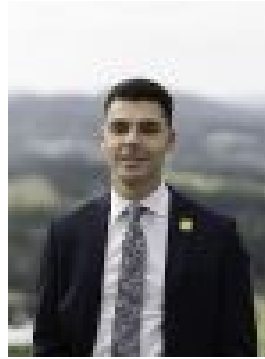
Parkings: 2

Area: 954 m2

Type: House



Alec Brown
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Kaine Walters
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Auction 07/02/2024

Find yourself hidden away from the hustle and bustle of life without compromising your proximity to what's important. Situated on a generous 954 sqm block in the northern edge of Kambah, this property offers ample space for comfortable living and stylish entertaining. Greeted by the warmth of natural timber floors that complement the native gardens at the front the generous floorplan affords plenty of segregation amongst living and accommodation spaces. A large kitchen central to the home is equipped with quality appliances, ample storage space, and a breakfast bar, making it a delight for any aspiring chef. A sunken lounge room overlooks the rear yard and features a slow combustion fireplace. The four well-appointed bedrooms provide plenty of space for the whole family. The master bedroom features a recently renovated ensuite and a walk-in wardrobe, offering exceptional privacy. The remaining bedrooms are serviced by a stylish main bathroom, complete with a bathtub and a separate shower. Outside, the property boasts a large backyard, providing endless opportunities for outdoor activities and entertainment. A secondary deck with plantation shutters hosts an outdoor kitchen. Whether you envision a beautiful garden, a play area for the kids, or even a pool, this space allows you to create your dream outdoor oasis. For those with vehicles, the double garage provides secure parking and additional loft storage space. With a secondary driveway and extra carport plus plenty of off-street parking provisions there is plenty of room for guests as well. Located in the sought-after suburb of Kambah, this property offers a convenient lifestyle. Close to local schools, shops, parks, and public transport, everything you need is just a short distance away. Property features:

- An abundance of natural light filling every corner of the home
- Spacious living areas with access to outside entertaining area
- Large kitchen including gas cooktop & oven with a Fisher and Paykel dishwasher fitted
- Vinyl flooring fitted in kitchen
- Oversized entertaining pergola and private deck
- Segregated master bedroom walk in robe and a shower ensuite
- Three additional bedrooms all fitted with built-in robes
- Good-sized main bathroom includes a shower, bath and separate toilet
- Slow combustion fireplace installed in the living room & Split systems installed
- Beautiful established gardens and productive berry bushes and fruit trees
- Secure double garage with loft storage
- Second driveway with carport
- Gated rear access could accommodate boats, trailers etc
- 24 hour Swan Security System
- 6.4KW solar panels
- Massive 10,000ltr water tank
- Instant gas hot water system
- Multiple sheds and storage spaces
- Rates: \$3,079pa
- Land tax: \$5,199pa (Investors only)
- UV: \$546,000 (2023)
- EER: 2.5
- Block: 954sqm
- Living: 152.20sqm
- Garage: 36.00sqm

Close proximity to:

- Kambah Village Shopping Centre
- Tuggeranong Town Centre
- Westfield Woden
- Selection of excellent schools
- Lake Tuggeranong
- Mount Taylor
- Urambi Hills & Cooleman Ridge Nature Reserves
- Murrumbidgee Golf Course
- Public transport & arterial roads
- Carleton Street cafes, hairdresser and beauty shops
- Playgrounds, parks and ovals
- Walking trails

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.