

32 Symers Street, Kambah, ACT 2902



Sold House

Friday, 11 August 2023

32 Symers Street, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 634 m2

Type: House



Lauren McDonald
0262959911

\$825,000

Perfectly located on this elevated quiet loop street, moments away from Mt Taylor! What a place to call home. The first time being offered in over forty years, with the flexibility to move in and enjoy or update to suit your needs. The nicely proportioned home is light-filled, with excellent segregation that will tick many boxes. The private porch with entry opens to a large lounge and dining area with windows overlooking the front garden and beyond. A long hallway provides access to the four bedrooms, bathroom and separate toilet and laundry. Plenty of storage spaces ensure you will have a place for everything. Three bedrooms offering built in wardrobes and the fourth large enough for a bedroom or study. Outside has been beautifully maintained with a variety of garden beds, trees, grass and paved areas. Creating seamless access to almost every square inch on the block, which gently slopes away from the house to the street.* Internal living area of 140 sqm* Elevated block of 634 sqm* Quiet loop street * Four bedrooms, three with built in's * Bathroom with separate toilet* Hallway storage cupboards* Formal lounge and dining area* Family, meals and kitchen area* Timber windows* Covered porch* Electric colour-bond window shutters * Double carport with lock-up workshop/storage area* 7kw ducted reverse cycle heating and cooling throughout* Wall gas heater* Three-phase power* Paved and fenced yard with established gardens* Easy side access to yard* Lock up gates* Easy walk to shops, cafes & transport* Close to schools, Mt Taylor & arterial roads* Easy access to Tuggeranong and Woden town centresRates: \$2,558pa (approx.)Land Tax: \$3,750pa (approx. if rented out)UCV: \$464,000 (2022)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.