

**35 Barritt Street, Kambah, ACT 2902**



**Sold House**

Friday, 25 August 2023

35 Barritt Street, Kambah, ACT 2902

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 845 m2**

**Type: House**



Joel Beard

**\$866,000**

Welcome to 35 Barritt Street! This freshly painted family home is bright with personality and is ready for you to make it your own. Versatile in its design the current owners have enjoyed the easy maintenance of the home, the ample space for kids to play, and proximity to schools, shops, parks, and its easy access to Tuggeranong Parkway. Inside, you'll find a master bedroom with a walk-in wardrobe and ensuite, while bedrooms 2 and 3 offer built-in robes. The spacious living area and separate dining provide ample spaces for entertaining. The kitchen features inducted cooktop with a modern oven, plenty room for storage, and timber flooring through the entry, kitchen and dining. Stepping outside you will enjoy a great sized deck with an easy maintenance yard that has been designed to have room to move but won't take up all your weekend. The backyard is secure for pets, and there's a double garage with an extra carport for cars and storage. 35 Barritt Street is a home that will be popular so reach out to Joel today!

Features:

- Freshly painted
- Master bedroom with ensuite and walkin robe
- Bedroom 2 and 3 have built ins
- Separate living and dining area
- Modern kitchen with inducted cooktop and updated oven
- Wall mounted heating
- Reverse cycle air-conditioning
- Double Garage and extra carport
- Outdoor deck with low maintenance backyard
- Separate shed
- Infinity hot water system

Information: Living: 129m<sup>2</sup> Garage: 49m<sup>2</sup> Carport: 20m<sup>2</sup> Land: 845m<sup>2</sup> Rates: \$2,926pa Land Tax: \$4,850pa (Investors only) EER 1.5