

# 35 McTaggart Crescent, Kambah, ACT 2902

## Sold House

Thursday, 1 February 2024

35 McTaggart Crescent, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1096 m<sup>2</sup>

Type: House



Mark McCann

**\$885,000**

This immaculate property was built in 2022 and is ready for a new family to call it home. With fresh, modern interiors and a generous block with plenty of scope for further development, the home provides four bedrooms, two bathrooms, open living spaces and lovely views towards the mountains. Located in the heart of family friendly Kambah, a highly sought suburb with an easy commute into the city, the home sits in a quiet street with a convenient circular driveway, double garage, and plenty of additional off-street parking. Inside, the home provides a spacious floorplan with light filled open plan living areas. The modern, neutral interior creates a timeless finish that can be easily adapted to your taste and matched with any furniture choices. Easy care, floating floors flow throughout the large living area, through the dining room and into the kitchen that provides electric cooking appliances plus plenty of storage including a pantry. The four bedrooms are located together, three of which include built in robes. The master is a generous size with a private ensuite that includes a shower, toilet, and vanity. The family bathroom mirrors the ensuite's design and includes a freestanding bathtub, ideal for kids and adults alike. The home is sure to be comfortable year-round with the inclusion of a reverse cycle unit in both the master and the living space plus ceiling fans strategically placed throughout the home. The generous backyard is secured with Colorbond fencing and provides a virtual blank slate for those seeking to create their dream outdoor spaces. Green lawn space currently covers the block, creating a simple, low maintenance yard for kids and pets to play. However, there is plenty of scope for veggie gardens, trees and even a fabulous, raised timber deck to take in the magnificent mountain views should you choose to develop further in the future.

- Near new, four-bedroom home built in 2022
- Four beds, three with BIR's, master with ensuite
- Open plan living and dining with floating floors
- Kitchen has electric cooking and ample storage
- Neutral, modern interiors, R/C units, ceiling fans
- Spacious 1,096sqm block with double garage
- Circular driveway, plenty of off-street parking
- Large yard, plenty of potential for landscaping

The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.