

35A Livingston Avenue, Kambah, ACT 2902



Sold House

Tuesday, 3 October 2023

35A Livingston Avenue, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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\$735,000

A casual drive-by won't do this one justice. You simply must step through the door to appreciate the stunning, fully renovated interior. The perfect find for first-time homebuyers, small families or downsizers seeking a stylish and spacious property to call home in an exceptional location. Upon entering, you will be greeted by generously sized, light-filled rooms with beautifully restored solid timber floors that create a warm and welcoming atmosphere - a magnificent free-flowing space perfect for entertaining family and friends. The showcase, chic new kitchen with luxe 20mm stone benchtops, ample storage and space for all your cooking needs, brought together with quality Electrolux oven and stovetop and the Hisense dishwasher. Soft closing cabinetry, and the generous breakfast bar enhanced with pendant lights, quality fixtures and fittings exude an undeniable 'wow' factor. The three substantially sized bedrooms are warm and inviting, offering comfort and privacy for family members or guests, all with ample built in storage. New carpets, wall mountable smart heaters (controllable through Wifi) and retractable roller shutters provide privacy, noise attenuation and light control. Particularly great for young children during long daylight-saving evenings! The family bathroom again has been completely renovated with stylish floor-to-ceiling subway tiles, generous shower with rain and hand held heads and shower niche, large floating vanity with stone benchtop, separate bath and recessed three-door shaving cabinet. The understated stylish theme is carried through with all black fixtures and fittings. A separate toilet and the laundry provide ample storage and functionality and adds a sleek, modernism to the most used spaces of the home. Two Daikin reverse cycle air conditioning units provide comfort throughout the seasons. Newly updated LED lighting throughout the home and a fully upgraded switch board brings out the best in this home and provides peace of mind with nothing to spend. Outdoors, completely overhauled, the newly planted gardens perfectly complement the home with their low maintenance, yet stylish look. The outdoor areas offer plenty of space for entertaining, keeping kids and pets occupied, or simply enjoying the fresh, north facing Canberra air. If you have a green thumb, the simple, easily sustainable gardens are the perfect blank canvas for you to cultivate to your heart's content. The spacious double carport completes the features at this absolute charmer. Additionally, it's a short walk from Wanniasa shops and buses, plus a selection of schools in the area including Wanniasa and St Anthony's Primary Schools, Wanniasa High School, Trinity Christian School, St Mary MacKillop School, and Erindale and Tuggeranong Colleges. 35A looks and feels like a new home, presenting in immaculate condition. This home is testament to the fact young families, first homebuyers and downsizers don't need to forego style and comfort to secure their dream home! In conjunction with 35B, these homes also present a fantastic opportunity for multi-generational families to enjoy separate living within close proximity. EER 1.0 Why this dual occupancy is solely for you: * Original home on the property - and recently renovated, blends rustic charm with contemporary designs. * Cloak cupboard upon entry * Living areas are comprised of a lounge/dining room with stunning polished hardwood timber flooring and sliding doors opening to the front courtyard, and a family/meals area. * New entertainers' kitchen with luxe 20mm stone benchtops, plentiful storage, decorative pendant lights, Electrolux oven and stove, Hisense Dishwasher, and quality fixtures and fittings * Renovated laundry with ample storage and timber bench space * Three generous bedrooms; all with built-in robes, the third bedroom with mirrored doors * The bedrooms are serviced by a stylishly updated family bathroom with floor-to-ceiling tiles, a floating vanity, separate bath, shower with rain and hand held heads, black tapware, and a separate toilet * Two Daikin reverse cycle air conditioning units, retractable shutters on all rooms and 3x wall mountable electric heaters in the bedrooms, provide comfort throughout the seasons * Upgraded LED lighting in all areas and fully upgraded switchboard * Landscaped, low-maintenance wrap about courtyard garden means you won't spend your weekends as a slave to the garden but does provide room for kids and/or pets to play, and plenty of potential to get creative. * Car accommodation is provided by a double carport with high roof for taller vehicles