

# 36 Fisken Crescent, Kambah, ACT 2902

LUTON

## Sold House

Thursday, 10 August 2023

36 Fisken Crescent, Kambah, ACT 2902

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1432 m2

Type: House

## Contact agent

Striking five bedroom, three bathroom residence brilliantly sited backing bushland reserve on an enormous 1,432 sqm land parcel in arguably Kambah's most desirable location. The versatility and potential that this property presents is almost boundless and is absolutely ideal for the large or extended family searching for plenty of space for everyone in an idyllic semi-rural setting. The split-level layout of the main wing of the home stylishly incorporates a superb array of contemporary architectural facets including towering raked ceilings, exposed beams and clerestory windows along with an extensive use of natural timbers and feature brickwork. This first wing offers a segregated main bedroom with ensuite bathroom and private courtyard, separate formal lounge room with intimate fireplace, separate dining room adjoining the well appointed kitchen plus an additional north facing family room overlooking the sprawling rear gardens and bushland beyond. Completing this sector of the home are bedrooms two and three, a smartly renovated main bathroom with separate WC, large laundry room with loft storage area, massive extra storeroom/cellar and a walk through study linking the main wing to the 2nd double storey wing of the home. This 2nd wing of the property provides the wonderful potential for it to be used as a self contained two bedroom residence with its massive (6.8m x 4.3m) rumpus/games room, kitchenette and ensuite style bathroom on the lower level and two generously sized bedrooms along with an extra powder room on the upper level. Internal access is provided to an attached double garage with twin automatic roller doors and bonus workshop space at the rear.

**FEATURES INCLUDE:-**

- \* Split-level 5 bedroom home with an overall living area of 260sqm (approx)
- \* Enormous 1,432 sqm land parcel in tranquil loop street backing reserve
- \* Separate living room with feature fireplace
- \* Formal dining room overlooking the living room
- \* Large 5.7m x 3.6m family room adjoining the centrally positioned kitchen
- \* Well-appointed kitchen with island bench, mains gas hob, rangehood, dishwasher and copious storage space
- \* Segregated main bedroom with ensuite bathroom and private garden courtyard
- \* Four additional bedrooms - three with built-in wardrobes
- \* Smartly renovated main bathroom with separate WC
- \* Additional brick-lined storeroom or ideal wine cellar
- \* Big walk-through study linking the two wings of the home
- \* Huge rumpus/games room (6.8m x 4.3m) with luxury cedar-lined ceiling, kitchenette, ensuite style bathroom and generous under-stair storage space
- \* Extra powder room servicing the two upper floor bedrooms
- \* Four split-system reverse-cycle air-conditioners
- \* Split-system inverter hot water system
- \* 3.5 KW solar panel installation
- \* Separate laundry room with loft storage area
- \* Paved rear terrace accessed from both wings of the home
- \* Expansive grounds with secure Colorbond fencing
- \* Short distance to local primary and secondary schools, shops, Mount Arawang nature reserve and popular Kambah Pool