

36 Morant Circuit, Kambah, ACT 2902

Sold House

Friday, 1 September 2023



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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 951 m2

Type: House



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Contact agent

Step inside and be surprised. This immaculately presented single level family home is superbly located within a quiet street on a fantastic 951m² block. The design, offering a number of both indoor and outdoor living areas to suit most families, makes this home a rare find. The indoor living areas include a spacious formal lounge and dining area with adjacent meals / family room connecting seamlessly with the kitchen and covered outdoor entertaining area. Enjoy your morning coffee on the front deck or entertain family and friends on the large covered outdoor area which is ideal for all seasons. Accommodation is provided by four bedrooms, the main with ensuite bathroom, three other bedrooms have built-in wardrobes. Other features include ducted reverse cycle heating / cooling, fire place, double garage, and ample off street parking for boat, caravan or tradie trailer. The home is surrounded by easy care gardens and is only a short stroll to local playing fields. Don't miss this outstanding opportunity. Features Include:- Flat easy care 951 m² block- Single level floor plan - Secure rear gardens - safe for pets and children- Ducted reverse cycle heat / cooling - Wood fire in lounge room - Double brick garage - Off street parking for boat, trailer or caravan- Sun-filled kitchen overlooking family room and rear garden- Covered rear entertaining area- Four bedrooms three with built-in robes- Main bedroom with ensuite bathroom - Large main bathroom with bath tub- Rainwater tank- Parkland at end of the street- Minutes to Tuggeranong, Kambah Village, Woden and Cooleman Court shopping precincts- No traffic lights to the City- Public transport at your doorstep- This quiet and elevated pocket of Kambah is set close to Cooleman Ridge and McQuoids Hill Nature Reserves, lovely spots for bush walking, mountain biking and horse riding. Within walking distance, a local favourite is the Murrumbidgee Country Club Golf Course with its beautiful mountain backdrop. Rates: \$2,718 pa approx Land tax: \$4,368 pa approx UV: \$506,000 EER: 2.0 Block: 951 m² Living: 147 m² Garage: 48 m²