

36B Gallagher Street, Kambah, ACT 2902



Sold House

Sunday, 8 October 2023

36B Gallagher Street, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 503 m2

Type: House



Kellie Chalker

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\$980,000

As-new, and brimming with special features like plantation shutters, floating timber bathroom vanities and raked ceilings with clerestory windows, this single-level home is buffered to the front by an access pathway that can get you to any one of three sports fields or the Namadgi School within minutes. Resplendently wrapped by attractive gardens, an alluring covered deck seems to float from the living room thanks to banks of sliding doors that extend liveable space. This is the place for morning coffee, barbecues with friends or a few stolen moments leafing through a favourite magazine or book. The chic and contemporary interiors have an appealing character that comes from the considered mix of materials. In the kitchen, white subway tiles play off the dark-grained upper cabinets. Paler wide-plank timber-look floors are a perfect foil for black window trims, and in the bathrooms, wide-format floor-to-ceiling tiles bring the luxe. All three bedrooms are cleverly sequestered in one wing. The master looks out to the peaceful gardens and has a walk-in wardrobe and sleek ensuite while two additional bedrooms share a family bathroom. With its easy-care gardens and accessible location, this would be a wonderful home for young families or for downsizers looking to stay in this highly sought after suburb. Features include:

- Single-level home on a dual-occupancy block
- No strata fees
- 2019 build
- Kitchen with large walk-in pantry and gas cooktop
- Open family and dining room
- Formal lounge
- Plantation shutters and dual blinds
- Double-glazed windows
- Ducted reverse-cycle heating and cooling
- Ceiling fan to master
- Good sized laundry with rear access
- 2000L water tank
- Garden shed
- Clever, low maintenance garden with espaliered fruit trees
- Double automated garage
- Centrally located, close to arterial roads to City Centre, Woden Town Centre, Southpoint Tuggeranong

Outgoings and property information (approx):

- Block size: 503.04sqm
- Living size: 139.09sqm
- Garage size: 37.19sqm
- Rates: \$2,638.87pa
- Land tax (if rented): \$3,455.41pa
- Expected rent: \$700-\$750pw
- Year built: 2019
- EER: 6.0

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.