

37 Mannheim Street, Kambah, ACT 2902



Sold House

Friday, 11 August 2023

37 Mannheim Street, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Area: 905 m2

Type: House

\$1,050,000

Experience the ultimate summer lifestyle in this exceptional family home. With impeccable presentation and resort-style entertainment, this four-bedroom gem offers the perfect setting for creating cherished memories. Moments away from Mt Taylor Nature Reserve, 37 Mannheim Street is the ideal address for those seeking a quality home in premium pocket of Kambah. Step inside this spacious and beautifully finished home, where natural light floods the open-plan living area, creating an inviting and uplifting atmosphere. The renovated kitchen, with ample storage and bench space, becomes the heart of the home, inviting culinary creativity to flourish. Four large bedrooms, complete with built-in robes, provide comfortable retreats, serviced by a fully renovated bathroom. The secluded master bedroom boasts a renovated ensuite and a private parent's lounge that opens onto the serene garden and pool area. Outside, the backyard beckons with a brilliant entertainment space. Large windows and sliding doors seamlessly connect the interior with the beautifully landscaped garden. The sparkling in-ground pool takes center stage, inviting you to bask in the joys of summer. Relax on the lounge deck, savouring picturesque views of Mount Taylor, while the kids splash about in the solar heated pool, perfect for year-round enjoyment. The well-screened yard, adorned with low-maintenance gardens, mature trees, and Colorbond fencing, offers privacy and tranquillity. Set on a generous 906m² block, this four-bedroom home presents an extraordinary opportunity in a family-friendly suburb. With its double entrance frontage, ducted heating, and reverse-cycle air conditioning, year-round comfort is ensured. Enjoy the convenience of a prime location near Lake Tuggeranong, Mount Taylor, local cafes, and bustling centers like Woden, Tuggeranong, and Erindale, offering an array of amenities.

The Lifestyle:

- Mt Taylor Nature Reserve on your back door
- Close to Erindale Shopping Centre
- Short commute to Woden Town Centre
- Easy access to South Point Shopping Centre
- Walking trails, parks, schools & cafes

The Perks:

- The perfect family home in a premium pocket of Kambah
- Open plan living with a combined family/dining area
- Outlook towards Brindabella Mountain Ranges & Mt Taylor Nature Reserve
- Segregated master bedroom with ensuite and a private parent's lounge
- Elevated and desirable street position opposite parkland
- Renovated throughout with a neutral colour scheme and quality inclusions
- Practical floor plan offering versatile living spaces
- Renovated kitchen with quality appliances
- Separate laundry with rear yard access
- Ducted gas heating throughout + reverse cycle heating & cooling system
- Thermal filled brick wall cavities and double insulated roof
- Renovated bathrooms with floor-to-ceiling tiles
- Expansive entertaining room overlooking the garden and pool
- Neat & tidy yard with established garden beds
- Fully-fenced, low-cost, solar heated in-ground swimming pool for year-round use
- Great views of Mount Taylor from the pool's lounge deck
- Private backyard with surrounding trees and Colorbond fence
- Tools shed in the rear yard

The Numbers:

- Internal living: 170.75m²
- Sunroom: 35.5 m²
- Total living area: 206.25m²
- Block: 906m²
- Land value: \$507,000 (2022)
- Rates: \$2,722 p.a. approx.
- Built: 1976
- EER 2.5 Stars