

# 38 Summerland Circuit, Kambah, ACT 2902

TIMOTHY R<sup>D</sup>

## House For Sale

Saturday, 18 November 2023

38 Summerland Circuit, Kambah, ACT 2902

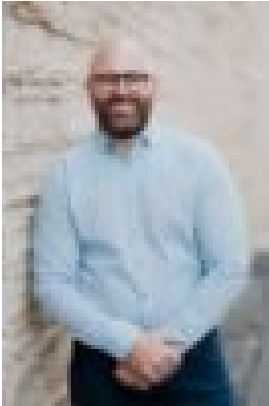
Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 910 m<sup>2</sup>

Type: House



Tim McInnes



Annabelle McInnes  
0419144208

## Auction

The road home...Discover an expansive residence that stands majestically, a beacon of potential for growing families looking to infuse their essence into their next home. Commanding attention from the street, this home is a treasure trove of space and opportunity, framed by breathtaking mountain views and enriched with original features. Each corner of this residence whispers the promise of creating something uniquely yours. Upon entering, a generous foyer greets you, seamlessly flowing into a spacious double garage with a ceiling that reaches for the skies. The lower level is a dynamic haven, boasting a rumpus room, a bedroom, and a convenient laundry and bathroom. This versatile space is ready to adapt to your lifestyle, be it a home office, a play area, or a guest suite. As you ascend to the upper level, the spacious lounge and separate dining room unfold like a scene from a dream, with windows framing the majestic mountain vistas. The lounge room, a cozy retreat, opens onto a wrap-around balcony – the ideal spot for soaking in the mesmerizing afternoon sunsets. Culinary adventures await in the dedicated kitchen area, designed to keep your cooking endeavors discreet while you dazzle your guests in the dining room. The bedrooms on this level are generous sanctuaries, each connected to the comforts of the main bathroom and an ensuite, ensuring privacy and ease for all family members. The road ahead...Step outside to discover an entertaining area that extends down into a grassy play area, perfect for children and pets, dotted with fruit trees that promise seasonal delights. This home is not just a structure; it's a canvas ripe for renovation. It invites you to bring your vision to life, offering ample space to evolve with your family over the years. Embrace the opportunity to create a home that's not only a place to live but a testament to your family's journey and growth. Quality features include... \* Ducted heating\* Evaporative cooling\* Lounge room, dining area and rumpus\* Two balconies\* Original condition\* Generous double garage (internal access)\* Secure rear yard\* Apricot, grapes, loquat, persimmon and fig trees\* Close to schools and shops Upper floor: 148.30m<sup>2</sup> approx. Lower floor: 75.79m<sup>2</sup> approx. (excluding stairwell) Garage: 65.91 approx. Total: 290 approx.