

39 Morrison Street, Kambah, ACT 2902



Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 1

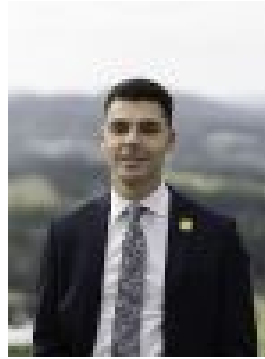
Parkings: 1

Area: 439 m2

Type: House



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\$751,000

Don't wait any longer to secure your entry into the property market, add to your investment portfolio or find the ideal home to make your own! Positioned at the foot of Mount Taylor and bordered by green open space at the rear, the enticing opportunity presented here should be grasped with both hands. The home's current floorplan is perfectly practical and is bathed in beautiful natural light thanks to large windows and doors, which also provide a lovely connection to the gardens that frame it. Exuding comfort and bursting with personality, it offers three living zones and three bedrooms, and while the bathroom has been updated, the potential does exist to modernise the kitchen should you desire. The rear yard provides space and sunshine, with more than enough room for kids, grandkids, and pets, while also being infinitely manageable. Of course, location is a real highlight here, and your proximity to shops, schools, parks and amenities will be an advantage that will ensure the home's value for years to come. Property features include: • Spacious, carpeted lounge and dining rooms • Skylit kitchen includes an electric stove, dishwasher, pantry, breakfast bar • Adjacent family room offers access to the backyard • Three good-sized bedrooms, each with mirrored built-ins • Skylit updated bathroom provides both bath and shower, separate w/c • Private, easy-care, fully fenced yard • Ducted gas heating, Evaporative cooling, ceiling fans • Good sized laundry with under bench appliances • Single lock-up garage • Solar roof panels • Exterior storage cupboard • Built: 1986 • EER: 2.0 • Living: 107.41sqm, Carport: 18sqm • Block: 439sqm • Rates: \$2,166pa • Land Tax: \$3,060pa (Investors only) • UV: \$355,000 (2022) Close proximity to: • Kambah Village Shopping Centre • Mount Taylor nature reserve • Lake Tuggeranong • Kambah Adventure Park • Kambah Medical Centre • South Point Tuggeranong • Wanniasa Shopping Centre • Taylor Primary School • St Thomas the Apostle Primary • Lake Tuggeranong College • Namadgi School • St Anthony's Primary 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.