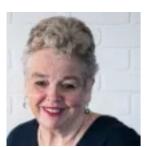
## 39 Ragless Circuit, Kambah, ACT 2902 Sold House



Friday, 18 August 2023

39 Ragless Circuit, Kambah, ACT 2902

Bedrooms: 3 Bathrooms: 1 Parkings: 1 Area: 851 m2 Type: House



Anne Farrell 0262949393

## \$720,000

Situated in a quiet circuit in the much sought after suburb of Kambah, this 'ex-govie' is ready for a new lease on life. Owned by the same family since new it is ready for a facelift. On a sloping block, with lovely mature trees in the front yard, it is a split-level home with the lounge, segregated master, and bathroom to the front of the home. The backyard is low maintenance and fully enclosed with colourbond fencing and covered patio. The stunning views over to Mount Taylor from the kitchen, and back bedroom, will almost make up for the fact you need to do the dishes. In need of a bit of TLC, this home is perfect for the first home buyer. Features Include: • Ceiling fans in 2 bedrooms • Segregated master • R/C heating cooling • Mature garden • Separate laundry • Separate toilet Outgoings & Property Information: Living size: 102.5 sqmBlock size: 851 sqmUCV: \$554,000 Rates: \$2,894 per annumLand tax (if rented): \$4,777 per annumExpected rent: \$649 per week Year Built: 1975 EER: 0.5 Disclaimer: While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.