

# 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**



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**\$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: 102.5sqm Block size: 851 sqm UCV: \$554,000 Rates: \$2,894 per annum Land tax (if rented): \$4,777 per annum Expected rent: \$649 per week Year Built: 1975 EER: 0.5

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