

39 Summerland Circuit, Kambah, ACT 2902

home by holly

House For Sale

Thursday, 11 January 2024

39 Summerland Circuit, Kambah, ACT 2902

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 776 m2

Type: House



Rick Meir

0491850701

Auction 1:00pm Saturday 3 February

Set on the high side of the street, boasting a sophisticated palette and enviable inclusions, this extensively renovated, spacious home offers an exceptional lifestyle, perfectly suited to large families and modern living. Nestled in an elevated position, this appealing residence boasts views of the Brindabellas, creating a mesmerising backdrop for everyday living. The expansive layout features a thoughtfully designed split-level floorplan that highlights beautiful living spaces that provide easy access to the outdoors. With a versatile configuration of five bedrooms and three bathrooms, including accommodation on the lower level with separate access, this home presents a flexible layout with ample privacy and space. Whether hosting guests, accommodating extended family, exploring income potential, or setting up a dedicated home office, diverse needs are well catered to. Tantalising living spaces await, inviting homeowners to embrace moments by the fireplace or create culinary delights from the stunning gourmet kitchen. The kitchen servery seamlessly connects to the covered alfresco area, offering practical year round entertaining options. Framed by established gardens, this home not only provides abundant accommodation but also boasts modern inclusions that ensure comfort and convenience. Move-in ready, this beautiful home offers the perfect opportunity to settle in, and invite your friends over to celebrate. To arrange an inspection contact Rick and Tina Meir 0408 588 770@rickandtinameir.agents features: extensively renovated. appealing selections and inclusions. spacious split-level accommodation . versatile floorplan. skylights to dining and kitchen. ducted reverse cycle air-conditioning. slow combustion fireplace. master bedroom with ensuite and walk-in robe. double vanity in ensuite. ensuite features impressive double (600mm) shower head. smeg Induction cooktop and electric oven (900mm). zip Hydrotap for instant chilled and boiling water. integrated dishwasher. benchtop pop up power point with wireless phone charger. kitchen servery window. sliding stacker door for easy entertaining. oversized laundry including mud room. pizza oven. pergola. wine cellar. double garage with internal access and storage. single carport. single and double-glazed windows Statistics (all figures are approximate) Residence: 176.40m² (approx) Garage: 40.50m² (approx) UV: \$502,000 rates: \$716 per quarter (approx) land tax: \$1176 per quarter (approx)