

4 Drysdale Circuit, Kambah, ACT 2902



Sold House

Friday, 1 March 2024

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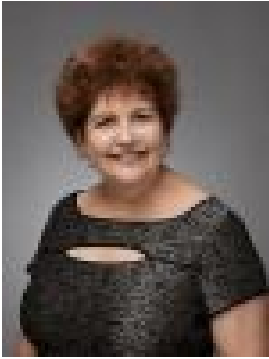
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 766 m2

Type: House



Christine Shaw
0405135009

\$867,500

There are times when you just know you have found gold. So many features! Imagine not only a renovated three bedroom home with double glazing, but two outdoor entertainment areas for different times of the day, an additional studio for hobbies or gaming, a brilliant energy rating, plus a golf cart ride away from Murrumbidgee Golf Course. Look no further. Here is a genuinely rare opportunity to secure a superbly located home in a quiet, secluded pocket away from busy streets. With the benefit of being so close to parkland, this sun filled and inviting home is positioned in a quiet loop street. Renovated to maximise liveability both inside and out, your new home is perfectly suited to families who seek entertaining options, and want the benefit of a studio for additional activities. The lounge room is huge, with stacker doors out to the front deck. The renovated kitchen is the hub of activity for entertaining, with easy access for informal entertaining on both front and rear decks. All you need to do is send out the invite for the future guests. All bedrooms have built-in robes, and two can easily accommodate king-bed furniture. For families, the local school is only 14 minutes walk without having to cross the road, walking past two parks - which may of course mean it is a 45 minute walk! Conveniently positioned minutes away from the Kambah Village Shopping Centre and for those golfers, feel free to stroll to your next golf game, or better still - time to buy a golf cart ! The location speaks for itself. This is a versatile home with plenty to offer first home buyers, families upgrading from a smaller home, those wishing to down-size, or the astute investor. Features: * Solid 1975 construction * Front and back timber decks * Studio as an additional living / hobby / gaming room * Tasmanian Oak double glazed windows throughout * Two tri-slide stacker Tasmanian Oak double glazed doors * Freshly repainted throughout with neutral colours * Spacious lounge room with direct access to the front deck * Renovated kitchen with island benchtop * Corner pantry * Gas cooktop, wall oven and microwave hutch * Timber double door access from dining room to the deck * Built-in robes to all three bedrooms * Two large bedrooms allow king-bed furniture * Third bedroom is double-sized furniture * Bathroom with separate bath and shower * Pergola with gas bayonet and outdoor power * Separate laundry room with loads of storage * Double garage with remote doors and storage * Triple locking security screen doors * Natural gas outlets for heating * Split system AC in lounge * Evaporative cooling * Brilliant energy rating with wall insulation * Off street parking, plus carport * Fully enclosed yard with quality fencing and gates * Easily maintained native garden attracting birds * Vege patch plus fruit trees * Quiet loop street with only local traffic * Surrounding parklands * 14 minute walk to School without crossing any road * Murrumbidgee Golf Club nearby * Kambah Village Shopping Centre close by

EER 5
Land Size: 766 m²
Rates: \$2921 pa
Land Value: \$508,000
Living: 123 m²
Studio: 24 m²
Front Deck: 36 m²
Back Deck: 39 m²
Garage: 36 m²
Carport: 18 m²
Rent Appraisal: \$630-\$660pw
Land Tax (only payable if rented): \$4840 pa

Please Note: All figures and measurements are approximate.