

# 4 Eales Place, Kambah, ACT 2902



## Sold House

Thursday, 11 January 2024

4 Eales Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 625 m2

Type: House



Chris Hetherington  
0262959911



Lauren McDonald  
0262959911

**\$785,000**

Welcome to your new home in this charming and family-friendly neighborhood! Situated in a peaceful cul-de-sac off a quiet loop street, this property boasts a due north orientation to all living areas, ensuring a bright and inviting atmosphere throughout the day. The low-maintenance 625m<sup>2</sup> block offers a perfect blend of space and convenience, whilst the meticulously maintained gardens provide an opportunity for individuals with a green thumb to enjoy their leisure time. To the rear, enjoy the tranquility of a reserve, providing both privacy and a picturesque backdrop. The family-friendly atmosphere of the neighborhood adds to the overall appeal, making it an ideal setting for creating lasting memories. The renovated kitchen is a standout feature, boasting a modern, yet sleek design with an abundance of storage complete with full size pantry, ample bench space with stylish stone benchtops, dishwasher, microwave alcove and all complimented by LED lighting that flows seamlessly into the open plan dining area. The living room is spacious and with picturesque floor to ceiling windows, provides a perfect place to relax or entertain family and friends. Accommodation is provided by three generously sized rooms, each featuring built-in robes for added storage. The two-way bathroom is designed for both convenience and functionality and is complete with a full-size tub, separate toilet, and in-slab heating for those cooler months. The laundry is equipped with a sink which adds practicality to everyday living. The property also offers versatile spaces, including a double garage with a rear garage door, with one garage thoughtfully converted into a gallery/workspace. A single automatic garage door provides secure and easy access, while the double-length carport pergola offers additional covered parking. The outdoor features include Colorbond fencing, a garden shed for storage, solar panels, and solar hot water, highlighting the commitment to energy efficiency and sustainability. From the well-designed interior to the thoughtfully crafted outdoor spaces, every aspect of this property reflects comfort, convenience, and a welcoming atmosphere for you and the family. Don't miss the opportunity to make this wonderful property your new home!

\* Due North to all living areas\* Low maintenance 625m<sup>2</sup> block\* Quiet cul-de-sac on loop street\* Reserve to rear\* Family friendly neighbourhood\* Three generously sized rooms\* Built-in robes to all bedrooms\* Renovated kitchen with stone benchtops \* LED lighting through kitchen and living\* Two way bathroom with full size tub\* Separate toilet \* In-slab heating to bathroom\* Laundry with sink\* Double garage with rear garage door\* One garage converted into gallery/workspace\* Single automatic garage door\* Double length carport pergola\* Colorbond fencing \* Garden shed\* Solar panels\* Solar hot water

Living: 118sqm  
Garage: 44sqm  
Block: 625sqm  
EER: 5.5  
Rates: \$2,574pa (approx.)  
Land Tax: \$4,030pa (approx.)  
UCV: \$438,000 (2023)

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