

41 Bateman Street, Kambah, ACT 2902

MY MORRIS

Sold House

Thursday, 9 November 2023

41 Bateman Street, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 717 m2

Type: House



Zac Morris

0432141648

Contact agent

My new owners will love: -?The exceptionally large home offering 205m² of living space-?Considered floor plan with versatility and further potential-?New carpet installed throughout the home-?Fabulous location near nature, walking trails and great amenities

Exceptionally spacious and masterfully built, this four-bedroom home is ready for its new owners to move in and capitalise on the potential that is on offer. Positioned just a stone's throw to the Murrumbidgee Golf Course, Urambi Hills Nature Reserve and the Bicentennial Walking Trail, this location is close to nature with the benefits of city living. Offering over 200m² of internal living, there is plenty of space for growing families. With various separate living spaces, there are fabulous options to further improve or alter the floorplan to suit any family arrangement. Built with a focus on space, storage and versatile living, there is extensive under house storage and secure area to store a trailer or small caravan. Homes of this size, in this price bracket rarely come to the market, so inspection is highly recommended. My features include: •?Expansive four-bedroom ensuite family home•?Great location with easy access to amenities•?Versatile floor plan with the option to reconfigure to suit•?Ducted reverse cycle heating and cooling plus split system unit and ducted gas heating•?Alarm system installed for peace of mind•?Double garage under the home with extensive walk in storage space•?Triple phase power to the garage

My lifestyle: •?10 minute walk to the local IGA•?5 minute walk to the Murrumbidgee Golf Course•?5 minute walk to Urambi Hills and the Bicentennial Walking Trail•?6 minute drive to South.Point Tuggeranong

My specifics: Living size: 205m²Garage: 54m²Block size: 717m²Year built: 1978UV: \$508,000Rates: \$2,921 p/aLand tax: \$4,840 p/a (if rented)