

**43 Mckillop Circuit, Kambah, ACT 2902**



**Sold House**

Friday, 29 September 2023

43 Mckillop Circuit, Kambah, ACT 2902

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 769 m2**

**Type: House**



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**\$770,000**

A contemporary new kitchen with dedicated coffee bar is the crowning glory of this distinctive split-level family home that sits across from a peaceful park and playground. Boasting high-quality appliances, a 4-seat island with 40mm concrete benchtops, and reams of storage, it has everything you need to cater for big events. The adjacent lounge and dining space is bright and beautiful thanks to its triple aspect and two sets of stylish doors that open to the rear yard - a space that wraps two sides of the home and includes a walled courtyard with firepit and a sunken terrace. Renovated bedrooms are peacefully segregated upstairs and have new carpet and mirrored built-in wardrobes. Look for the chic details in the finishes, with striking black light fixtures, power points, window treatments, and door handles playing off against the otherwise natural-white palette. There are also room outside for all the toys, with a double garage and second covered bay that could be used for caravan or boat storage, plus off-street parking for a further three cars. Kambah IGA is an easy two-block stroll away, as are the bush trails of the Urambi Hills Nature reserve to the south. Commuter routes can also get you to Tuggeranong or Woden in minutes.

Features:- Very bright renovated split-level home on a large block- Timber-look floors to living areas- New kitchen with coffee bar, induction cook top, Electrolux rangehood, Blanco oven, double-drawer dishwasher- Open-plan living and dining with reverse-cycle air conditioner unit and separate gas heater- Family bathroom with walk-in shower and separate bathtub- Rear access to laundry- Three bedrooms including the master with dual aspect and garden views- New carpets to bedrooms- Double-glazed windows throughout- Secure rear yard- Low maintenance yard with plenty of opportunities for extension- Terrace with gabion bench seating- Firepit area- Garden shed- Powered double garage with separate access and additional storage or workshop space- Large covered storage bay