

45 Fitzalan Street, Kambah, ACT 2902



House For Sale

Saturday, 25 November 2023

45 Fitzalan Street, Kambah, ACT 2902

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 919 m2

Type: House



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Auction

Auction Location: In rooms - LJ Hooker Canberra City, 182 City Walk, Canberra City

Big, bold and brimming with options, this 5-bedroom, plus large study/home office and 3-bathroom residence is eagerly awaiting a new family to make it their own. Nestled in a family friendly location, on a huge block with a sprawling floorplan, this residence offers the space and versatility to cater to your family for years to come. Slate flooring and paneled ceilings ooze timeless style as you step inside. Multiple living spaces ensure the whole family can spread out. From the light filled formal lounge and dining, to the open-plan family room flowing to the informal meals space through the kitchen boasting quality appliances and ample bench space. Down the hall parents will love the master suite with its own ensuite, while kids can take their pick of 3 more spacious bedrooms. Internal stairs lead down to the 5th bedroom, complete with its own bathroom and separate entry—an ideal space for a teenager's retreat or a home business. Outside to the shaded patio and backyard are the perfect backdrop for summer barbecues with friends or a relaxing soak in the spa. Established gardens ensure privacy and shade, while dual driveways and secure double carport with roller doors, provide plenty of space for boats, caravans, and trailers. You're just a short walk to local shops and a few minutes to shopping, eateries and transport. Local recreation facilities and top schools like St. Anthony's, Trinity and Mackillop are also in the area. This is an opportunity not to be missed. Move quickly to make this expansive family home your haven for years to come.

Property Details:

- Expansive 5-bedroom plus study, 3-bathroom family home on a huge block
- Multiple living areas across formal lounge and dining, and separate family and meals areas
- Open plan kitchen with stainless steel oven, dishwasher and induction cooktop
- Master suite with ensuite and built-in robes
- Fresh wall & ceiling paint throughout
- 3 bedrooms on the upper level, all with built-in robes, plus an updated family bathroom
- Additional 5th bedroom/rumpus on lower level with bathroom and internal/external access
- Ducted electric reverse cycle heating and air conditioning throughout (1 year old)
- Large separate laundry
- Paved and covered outdoor entertaining area, including a spa and lovely established gardens
- Dual driveways and a double carport with remote access roller doors
- Minutes from top schools, town centres, transport, and link roads
- Walking distance to St. Anthony's Primary School
- Living space: 227m²
- Garage: 45m²
- Land size: 919m²
- House built: 1976
- Rates: \$2891 per annum
- Land tax: \$4244 per annum (if applicable)
- Land Value: \$544,000
- EER: 1.5 stars

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.