

45 Mannheim Street, Kambah, ACT 2902



House For Sale

Friday, 26 January 2024

45 Mannheim Street, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 894 m2

Type: House



Jacob Stanton
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Jesse Sands
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Offers Over \$769,000

Nestled within the distinguished Kambah suburb, this meticulously maintained residence, initially constructed in 1976, is now available for discerning buyers. Impeccably held by the same family for 21 years, this property presents an exceptional opportunity for young families and astute investors alike, offering a solid foundation and future development potential on its expansive 894m² RZ2 block. Recently adorned with a fresh coat of paint, this home provides an ideal canvas for capital improvements, allowing for personalized enhancements, extensions, or exploration of its future development prospects under the RZ2 zoning regulations. The well-designed, single-level floorplan seamlessly integrates separate living areas, including a formal lounge, dining area, a spacious kitchen, family room, well-appointed bathrooms, and generously proportioned bedrooms. The residence is strategically located in a premium pocket of Kambah, boasting views of Mt Taylor and the Brindabella Range, with easy accessibility to Tuggeranong, Woden, and the City. Enhanced features encompass ducted gas heating, an enclosed yard, colorbond fencing, a double metal carport, and two substantial garden sheds. 45 Mannheim Street not only exudes street appeal but also presents an extraordinary opportunity to move in immediately and infuse your unique style over time. Situated a brief stroll from Mannheim Café and Sunshine Supermarket & Bottle-o, the property enjoys proximity to local cafes, shops, schools, and key amenities. Additionally, its strategic location offers the convenience of being within walking distance to the serene Mt Taylor Nature Reserve. The thriving Tuggeranong and Woden business/shopping districts are a short commute away, with convenient access to nearby bus stops for seamless transportation. With only one traffic light separating you from the main access to the city, this residence epitomizes both lifestyle and investment potential.

The Lifestyle:• Mt Taylor Nature Reserve on your back door• Close to Erindale Shopping Centre• Short commute to Woden Town Centre• Easy access to South Point Shopping Centre• Walking trails, parks, schools & cafes

The Perks:• 3 bedroom | 2 bathroom | 2 car space• Expansive 894m² RZ2 block with future development potential• Freshly painted home ready for immediate occupancy• Well-designed single-level floorplan with separate living areas• Kitchen features electric cooktop, oven, Westinghouse dishwasher• Premium Kambah pocket with views of Mt Taylor and Brindabella range• Ducted gas heating & ceiling fans for year-round comfort• Enclosed rear yard with colorbond fencing for privacy• Double metal carport for secure parking• Two sizable garden sheds for additional storage• Convenient access to Tuggeranong, Woden, and the City• Nearby bus stops for easy transportation• Only one traffic light away from the main access to the city

The Numbers:• Total internal living: 130.54m²• Carport: 29.97m²• Block: 894m²• Land value: \$476,000 (2023)• Rates: \$2,720 p.a. • Built: 1976• EER 1 Stars

Explaining the private treaty process:• To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.