

45 McDermott Street, Kambah, ACT 2902

LUTON

Sold House

Friday, 3 November 2023

45 McDermott Street, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 697 m2

Type: House



Michael Martin
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\$1,240,000

Michael Martin, Kelsey Tracey & Robyn Russell from Luton Properties are thrilled to present to the market 45 McDermott Street Kambah. Set on a generous and flat 697m² block in a quiet loop street, this seamless four bedroom, three bathroom, family home is a phenomenal opportunity for buyers seeking a stunning family home with top-tier finishes and a versatile floor plan. With a commanding street appeal and surrounded by lovely neighbouring homes, the property offers a mix of formal and informal living spaces across a single level design of 211m² of practical living space. A formal lounge at the front of the home, connecting with the wide hallway that opens to the open plan family, dining and kitchen area with sliding door access to the fantastic covered entertaining area. The kitchen is modern in design and is truly the centerpiece of the home, complete with a large island bench, gas cooktop, stainless steel dishwasher and walk in pantry. Family excellence continues with four bedrooms in total, all of which are equipped with built in wardrobes. The king-sized segregated main bedroom features a walk-in robe and a deluxe ensuite and there are two main bathrooms that service the home. Further highlights of this spectacular residence include, modern flooring throughout, a full size laundry with storage, ducted reverse cycle heating and cooling and a double garage with internal access, built in storage and automatic door. Key Features: 4 bed | 3 Bath | 2 Garage

Expansive 697m² block in a quiet loop street
Commanding street appeal and a low maintenance garden
Mix of formal and informal living spaces including the formal lounge and open plan family/dining
Modern kitchen with gas cooktop, walk in pantry, island bench and stainless steel dishwasher
Segregated main bedroom with walk in robe and ensuite
Two family bathrooms
Large internal laundry with cupboard for storage
Double garage with internal access, built in storage and auto door
6.6kW Solar panel system installed
Covered outdoor entertaining area, perfect for hosting even the largest of family gatherings
Ducted reverse cycle heating and cooling
Short walk to both the Jenke Center and Wanniasa Shops
Ease of access to Drakeford and Athllon Drive leading to Tuggeranong, Woden and Canberra City

Key Information | Living: 211 sqm | Garage: 41.80 sqm | Block: 697 sqm
Year of Build: 2019 | EER: 6 Stars | Rates: \$633.25 per quarter | Land Tax (If Rented): \$983.75 per quarter
Estimated rental return: \$900 - \$930 per week
Auction | Saturday the 25th of November @ 9 am, On Site
To register your interest, please call Michael on 0411 748 805 or Kelsey on 0414 422 824. This home is highly recommended and will not last long on the market. Don't wait, don't hesitate or it will be too late!