

45 Symers Street, Kambah, ACT 2902

House For Sale

Thursday, 30 May 2024



45 Symers Street, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 681 m2

Type: House



Chris Wilson
0418620686



Jack Wilson
0402367713

Auction 22/06/24

Elevated amongst treetops in the heights of Kambah, this spacious family home is set back on the high side of a quiet loop street and enjoys views of the Brindabellas from multiple living areas that extend to a wraparound deck - perfect for entertaining. Freshly painted throughout, this intelligent floorplan sees all four bedrooms and two bathrooms to the rear of the home, separated from the spacious living areas to the front allowing unrestricted adult time once kids are asleep. The sunbathed, northerly orientated kitchen overlooks the deck in one direction and family room to the other. Equipped with a large gas cooktop, dishwasher and plenty of storage, the fastidious cook is sure to be appeased. A fully fenced backyard, bordered by established greenery and filled with lawn provides a safe and private oasis for children and pets alike. But if the weather doesn't permit then the rumpus room downstairs is the perfect alternative, if not already occupied as a sizeable home office. A sought-after South Canberra location close to Mt Taylor Reserve, Wanniassa Shopping Centre and mere minutes' drive from Woden - this is sure to be appreciated. Do not miss your opportunity to secure this large family home, enquire today to register your interest, receive more information, and book an inspection.

Features to note:

- Excellent, elevated location in a quiet loop street
- Large 4-bedroom house with multiple living areas and additional rumpus room
- Freshly painted throughout
- Wrap around deck with views and north facing entertaining area
- Ducted reverse cycle heating and cooling
- Fully fenced backyard with established plants and lawn
- Lock up garage and storage under house
- Large gas cooktop
- Dishwasher
- Built in robes
- Large bathroom with spa bath and separate toilet
- Main bedroom with ensuite
- Less than 5 minutes' drive to Mawson Southland Shopping Centre & Wanniassa Shopping Centre
- Less than 10 minutes' drive to Westfield Woden, South Point Tuggeranong and Erindale Shopping centre
- Multiple Public Schooling options including Taylor Primary, Namadgi School & Erindale College
- Close to Mt Taylor Reserve

UCV: \$452,000
Block Size: 681m²
House Size: 154m² + 56m² garage and rumpus = 210m²
Year of Construction: 1977
EER: 0.5
Outgoings: General Rates: \$665 p/qtr (approx.)
Land Tax (investors): \$1,058 p/qtr (approx.)

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