

48 Harrington Circuit, Kambah, ACT 2902



House For Sale

Thursday, 29 February 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 434 m2

Type: House



Matt Peden

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\$800,000+

This charming 3-bedroom home is a family's dream come true! Its tranquil location opposite reserve land offers a serene backdrop, while the easy-care block ensures low maintenance. The spacious rear yard provides ample space for kids to play & the extra-large side courtyard, conveniently overlooked by the kitchen & lounge room, offers a perfect spot for family gatherings or relaxation. The recent extensive renovations, including faux timber flooring, a new kitchen with stainless steel appliances, a modern bathroom & updated laundry - all promise both style & functionality. With the bedrooms strategically positioned away from the living areas, privacy is ensured for all family members. The inclusion of reverse cycle air-conditioning throughout the home guarantees comfort regardless of Canberra's fluctuating temperatures. A short walk away you'll find a service station & the thriving Kambah Village shopping centre which includes: a tavern, post office, medical centre, Woolworths supermarket, bakery, cafes, butchery, dentist, chemist, massage therapist, chiropractor & even a retro record store! This property is a must see & won't disappoint!

Features: Recently renovated
New kitchen
New bathroom
New laundry
Electric cooktop
Electric oven
Smeg dishwasher
Large courtyard
Large flat backyard
Fully fenced backyard
Separate WC
Private bedrooms
Built in wardrobes
Reverse cycle air-conditioning
Walking distance to Kambah Village
Essentials: Approximations
EER: 0UV: \$393,000 (2023)
Rates: \$2,394 per annum
Land Tax: \$3,618 per annum (investors only)
Block size: 434m²
Residence: 104.89m²
Carport: 29.58m²
Rental Estimate: \$620 - \$640 per week