

# 48 Tepper Circuit, Kambah, ACT 2902

## Sold House

Thursday, 10 August 2023

48 Tepper Circuit, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 373 m<sup>2</sup>

Type: House

## Contact agent

Looking for your next renovation project? Are you a visionary renovator with a passion for transforming houses into something new? Look no further! This property presents an exceptional opportunity for those who seek a functional floor plan and the freedom to add their personal touch. Discover a well-designed floor plan that maximizes space and functionality, allowing you to create the perfect layout. The possibilities are endless! The heart of any home, the kitchen, awaits your creative touch. With ample cupboard and bench space, it provides a solid foundation to design the kitchen you always wanted. Room for Improvement: Bring your creative ideas and renovation skills to breathe new life into this property. With some TLC and your personal touch, this home has the potential to become a beautiful home for first home buyers or someone looking to affordably enter the market without the cost of body corporate fees. This home is situated close to schools and shops, making daily errands and family activities a breeze. Enjoy the convenience of having everything you need within easy reach. Don't miss this golden opportunity to unleash your creativity and transform this diamond in the rough into the home or investment of your dreams, call Col today to book your inspection. Features Include: • Functional floor plan • Good sized living and dining area • Kitchen with plenty of storage • No body corporate fees • Double garage plus off-street parking • Located at the end of the row of homes • Located close to schools, shops and public transport • Separate laundry • Downstairs toilet

Outgoings & Property Information: Living size: 107.3 sqm Block size: 373 sqm UCV: \$376,000 Rates: \$2,261 per annum Land tax (if rented): \$3,066 per annum EER: 1.0

Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.