

# 49 Gallagher Street, Kambah, ACT 2902

## House For Sale

Thursday, 15 February 2024



49 Gallagher Street, Kambah, ACT 2902

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 184 m2**

**Type: House**



Lauren Laing  
0423349566

## Awaiting Price Guide

Nestled in a serene locale, this home stands out with its meticulously maintained gardens that not only lend an air of tranquillity but also provide a shield of privacy. The professionally finished rendered façade adds a touch of sophistication to this stylish single-level residence, setting it apart in the neighbourhood. Step inside, and the journey begins with inviting hardwood timber floors seamlessly guiding you through the entire home. The front lounge and dining areas, thoughtfully segregated, offer a picturesque view of the lush surroundings through expansive windows, enhancing the living experience. The heart of family life, the beautifully renovated kitchen, boasts ample storage, a spacious stone island bench, a 900mm gas cooktop, electric oven, and a dishwasher. A true focal point, this kitchen effortlessly combines functionality and aesthetics. The large family room, adjacent to the kitchen, beckons you through its expansive stacker doors, opening onto a sizable north-facing private covered deck and gardens. This seamless indoor-outdoor flow creates a perfect space for entertaining or simply enjoying the serenity of your surroundings. Discover four generously sized bedrooms, each adorned with built-in robes and framed by garden views. The master bedroom, strategically positioned for privacy, features a bright, renovated ensuite. The remaining bedrooms are serviced by a thoughtfully renovated family bathroom. Experience comfort throughout the year with ducted evaporative cooling and ducted gas heating. This home is not just a residence; it's an oasis where every detail has been carefully curated to offer a lifestyle of comfort and serenity. Welcome home. Those who know this area love its proximity to Mount Taylor, reserves, schools, sportsgrounds and cafes. Nearby commuter links also make it easy to get to Tuggeranong, Woden and the city within minutes.

**The Perks:**

- Single level design
- Corner block
- Established and private gardens
- Segregated living areas
- Hardwood timber floors
- Plush carpets in all bedrooms
- Built in robes in all bedrooms
- Segregated master bedroom
- Quality nighttime/daytime blinds
- Renovated throughout
- 900mm gas cooking, electric oven & dishwasher
- Ample storage throughout the home
- Evaporative cooling
- Ducted gas heating
- Instantaneous gas hot water
- Large covered deck
- Double garage with electric door and workshop
- Colorbond fencing
- Solar panels

**The Numbers:**

- Living area: 185m<sup>2</sup>
- Garage: 55m<sup>2</sup>
- Block: 819m<sup>2</sup>
- Year of construction: 1978
- Year of extension and renovation: 2014
- Rates: \$2716 per annum approx.
- EER: 2 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.