

5 Browne Place, Kambah, ACT 2902

House For Sale

Friday, 31 May 2024



5 Browne Place, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 738 m2

Type: House



Anthony McCormack
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Alex Addison
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Auction

Tucked away in a quiet cul-de-sac, this free standing four-bedroom home is easy living packed with potential. Well positioned on a large block, perfect to live in while planning a future extension or upgrades, or simply move in and enjoy. With parkland close by and only a short walk to Taylor Primary School, and Kambah Village, this property is all about lifestyle and location.

FEATURES- Family home with loads of potential, positioned in a quiet cul-de-sac- Four spacious bedrooms, two with built-in robes- Ceiling fans in bedrooms two and three- Separate living and dining rooms- Centrally located kitchen with good storage and adjacent meals area- Large bathroom with separate toilet- Good sized separate laundry- Large backyard with paved area for entertaining- Easy care gardens- Solar panels- Ducted gas heating throughout- Freshly painted and new carpet throughout- Detached double garage- Single carport- Walking distance to Mt Taylor Primary School, playing fields and Kambah Village- Short drive to Tuggeranong and Woden Town Centres- Easy access to all areas of the city

STATISTICS (all figures are approximate)EER: 2.0Living Area: 130m²Garage/Shed: 40m²Carport: 36m²Land Size: 738m²Land Value: \$489,000 (2023)Construction: 1975Rates: \$701 per quarterLand Tax: \$1,144 per quarter (only applicable if not primary residence)Rental Range: \$650 - \$670 per week