

5 Malcolm Place, Kambah, ACT 2902

Sold House

Friday, 6 October 2023

5 Malcolm Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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\$850,000

Positioned on the high side of a well-regarded and tightly held street with views over Tuggeranong and towards the Brindabellas. Three bedrooms, two bathrooms and a large parcel of land, it is no surprise this home is being offered for sale for the first time since being built nearly 50 years ago. Freshly painted inside and out, with brand new flooring throughout, this charming family home offers an opportunity to move in immediately, customize over time and build life-long memories just as it has for the past half century. Privately set behind established and colourful gardens, the pride of ownership is immediately evident from the street and the inviting archway sets the scene as you make your way onto the private front deck – an excellent setting for a morning coffee or afternoon vino enjoying the sunset. A new double glazed glass front door welcomes you into this humble abode and the separated floorplan ensures sleeping and entertaining can occur simultaneously. A spacious lounge and dining area shapes the north-easterly corner of the home and is comforted by a split system heating and cooling unit. The updated kitchen offers an abundance of storage, electric cooking, double dishwasher and a vantage point to observe children as they play in the expansive and sundrenched backyard. An entirely glass sunroom off the living area adds an additional living space to enjoy the greenery and northerly aspect regardless of outside temperature or weather, fitted with an external roof roller blind for summer comfort. The three bedrooms are all generous proportions with sizeable windows equipped with external awnings on the western side of the home and updated lighting fittings. The main bedroom has an extra-large built-in-robe, ensuite, pelmets with heavy drapes and remote-controlled outside roller blind for additional comfort and security. The family bathroom has a retro feel about it with a full sized bath and shower sure to be appreciated by the growing household, while a separate toilet adds convenience on the busy mornings before school and work. The large private backyard is levelled to provide multiple options for children and pets to explore and play for hours. Fully fenced and filled with large deciduous maple trees on the western side add shade, the fragrant plantings surrounding the home including Winter Honey Suckle and Osmanthus Fragrance enhance the joy of being outside. Surrounded by neighbours you can normally only dream of, with regular visits from a friendly range of native birdlife, this quiet and private oasis truly has it all. There is no surprise this quiet cul-de-sac location and community is so beloved. An exceptional northern Kambah location that is in very close proximity and primary school catchment area for Taylor Primary School, you will also be eligible for Namadgi High School and Erindale College. You will be centrally located within 10 minutes' drive of Woden Town Centre, Erindale Shopping Precinct and the Tuggeranong Hyperdome. Public transport is nearby, along with main arterials to the north and south. Do not miss your chance to inspect this gem at upcoming open homes prior to the scheduled auction, because if sales history is anything to go by, it could be fifty years before you get the opportunity again. Enquire now to register your interest and receive more information. FEATURES: • Elevated street position in a quiet cul-de-sac and great neighbourhood • Freshly painted inside and out • New floor coverings throughout • North facing living areas and sunroom • Split system heating and cooling • Dishwasher • Electric cooking • Energy efficient features including; Solar system, exterior awnings, whirlybird roof ventilation, & pelmets with heavy drapes • Large fully fenced backyard • Established low maintenance gardens with large maple trees and fragrant plantings • Lockable dog accommodation in backyard • Double carport and storage

UCV: \$502,000 Block Size: 791m² House Size: 120m² + 55m² carport Year of Construction: 1975 EER: 5.0 Outgoings: General Rates: \$715 p/qtr (approx.) Land Tax (if rented out): \$1,175 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.