

6 Elanora Place, Kambah, ACT 2902

MY MORRIS

House For Sale

Thursday, 21 March 2024

6 Elanora Place, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Sandy Morris

0420380895

Auction

Buyer guide: \$1.3m+My new owners will love:-
My fastidiously maintained and beautifully presented home-
My fabulous location backing the 2nd fairway of the golf course-
My 6kw of solar and multiple heating and cooling choices-
My oversized garage for two cars, two golf cars and workshop space-
My spacious main bedroom with direct garden access, custom fitted walk in robe and ensuite with spa bath
Situating at the end of a quiet cul de sac with lovely neighbours on both sides and backing the second fairway of the Murrumbidgee Golf Course this beautifully presented home has been loved by just the one owner but now it is now ready for someone else to move in and enjoy. Fastidiously maintained, it is easy to see why 6 Elanora Place has one of the cleanest building reports I have seen for many years. With over 240sqm of internal space this beautifully presented home provides room for everyone and there is lovely flow from the multiple living areas to the covered outdoor entertaining. Externally, the 56sqm garage houses two cars, two golf carts and still there is workshop space. There are 6kw of solar panels with a feed in tariff of 45.7cents; rain water tank, automated irrigated gardens, security doors, outdoor blinds to most of the windows, sensor lights to the front of the home and the list goes on. The benefits of living in this beautiful golf course estate are unlimited whether or not you are a keen golfer. You can choose to take the dog for a stroll in the evening or take a walk around the surrounding hills and nature reserves away from the hustle and bustle of a normal suburban lifestyle but still be only 15 minutes to the City. My features include:
Spacious four-bedroom ensuite home with room for all the family
Multiple living areas with lovely flow from the indoors to the outdoors
Fabulous internal storage options including a walk-in linen that could house as a study nook
As new three-way bathroom with separate shower, spa bath and IXL tastic
Built in security system, radio system to all bedrooms and a ducted vacuum system
Keyed alike locks to all awning windows
Gas supply to the kitchen and mains gas for outdoor bbq
Rainwater tank with pump and three retractable hoses
Sheer outdoor blinds to most external windows allowing golf course view
Covered outdoor entertaining area with patio blind providing privacy without impeding the view
Generous roof cavity space – perfect for an attic ladder
Sales Specifics:
Rental estimate: \$910 - \$930 p/w (approx.)
Living size: 241m² (approx.)
Garage: 56.29m² (approx.)
Year built: 1993 (approx.)
EER: 2.5
UV: \$635,000 (2023)
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