

**6 Karney Street, Kambah, ACT, 2902**

**Sold House**

Wednesday, 25 January 2023



THE  
PROPERTY  
COLLECTIVE

6 Karney Street, Kambah, ACT, 2902

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## It's all about the lifestyle..

The summer weather is well and truly here, and this is one the family will love. This exceptionally presented four-bedroom home offers spacious family living and resort style entertainment with views of Mt Taylor on your back door.

Filled with plenty of natural light, space is immediately prominent as you step through the front door. Ideal for family living and entertainment, you will just love the highly functional single level design, open plan living areas, large entertainers' kitchen, modern bathrooms, and multiple indoor outdoor living options this home has to offer.

An impressive entertainer's kitchen sits at the heart of the home and will be sure to impress. Featuring 20mm granite stone bench tops, breakfast bar, glass splashback, Electrolux induction cooktop, AEG oven, Bosch dishwasher and large double sink. There is also an abundance of bench, cupboard, and drawer space for all your kitchen needs. The kitchen adjoins the beautiful family room which enjoys a northerly aspect and large picture windows that overlook the outdoors.

The outdoor entertainment area creates an inviting transition between indoors and out. The fun won't stop all summer long with multiple outdoor entertainment zones including the spacious deck and pergola, in ground swimming pool and level lawns. The rear yard is surrounded by established trees, easy-care gardens and even offers an existing chicken coop, aviary, or rabbit hutch.

Four generous bedrooms will accommodate the rough and tumble of family living. The main bedroom has an impressive walk-through robe, stylish renovated ensuite plus ceiling fan for added comfort in the warmer months. Sleek materials enhance the clean, contemporary lines of the main bathroom which has been tastefully renovated, featuring floor to ceiling tiles, semi-frameless shower, large spa-bath plus niche shelving. There is also a separate toilet to accommodate multi use of the space.

Car accommodation is provided by a secured automatic roller door through to an expansive double car garage as well as plenty of off-street parking options for the caravan, trailers, boat, or other vehicles. Attached to the garage is a self-contained, multipurpose space with a bathroom. The room has its own private access and offers an incredible value add for anyone looking for a crafts/hobby room, optional 5th bedroom/ granny flat, home business set up, kids' playroom or man cave. The options are endless.

Enjoy being positioned only a short walk from Kambah playing fields and adventure park, nearby local cafes, shops, schools, and central access to surrounding amenities. The thriving Tuggeranong and Woden business/shopping district is just a short commute away, plus you will have the added benefit of nearby bus stops for ease of transportation with only one traffic light to main access to city

### The Lifestyle:

- Kambah Shops
- Kambah Playing Fields
- Kambah Adventure Park
- Namadgi School
- Urambi Early Learning Centre
- South.Point Shopping Centre
- Easy access to Drakeford Drive & Athlon Drive
- Walking & bike trails

### The Perks:

- Exceptionally presented, 4-bedroom family home
- Northeast orientation to back with stunning street appeal
- Located in the tightly held, quiet looped street
- Single level home with spacious living options & resort style entertainment

- Flexible floor plan offering multi-purpose use & segregated living
- Ducted gas heating throughout plus ducted evaporative cooling system
- Ceiling fans to main bedroom and family room for added air flow & comfort
- Main bedroom which features walk through robe & stylish renovated ensuite
- Bedrooms all include quality carpet, window furnishings plus 3 with robes
- Fully renovated entertainers' kitchen with ample bench space & storage options
- Induction cooktop, electric oven, range hood, dishwasher, breakfast bar
- Renovated main bathroom with spa-bath, shower & separate toilet
- Enclosed backyard with level lawn, garden sheds, easy care gardens & chicken coop
- Extension of outdoor living with pergola & inground swimming pool
- Large laundry with rear yard access, complete with storage options
- Self-contained, multipurpose room with an updated bathroom and kitchenette
- Secured automatic roller door through to detached double brick garage
- Additional off-street parking perfect for trailers, caravan or boat
- Solar hot water system for more efficient heating
- Underground power connection
- NBN compatible area with fibre to the node and cat-5 cabling throughout home

#### The Numbers:

- Total internal living: 168m<sup>2</sup>
- Garage/Studio: 64.5m<sup>2</sup>
- Block: 772m<sup>2</sup>
- Rates: \$2,863 p.a. approx.
- Land Value: \$496,000 (2022)
- Build: 1975
- EER: 1.5 Stars