

# 6 Provis Place, Kambah, ACT 2902



## House For Sale

Monday, 27 May 2024

6 Provis Place, Kambah, ACT 2902

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Elie Aoun

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## Auction 15/06/2024

Fall in love with this stunning Willemssen designed home, punctuated by soaring ceilings and coveted northerly aspect that create an instant feeling of charm & beauty. 6 Provis Place is a rare offering to the market & is situated within an enclave of homes that rarely sell. Inviting you in from the quiet street, the home encompasses a formal entry with windows aplenty & sure to impress family & guests upon arrival. Just be sure to keep the shoes tidy at the front. The home comes to light in the formal lounge area, where you can find a secluded small deck & comfy couches promoting the red wine to flow & the book reading to occur. Although built in the 70's the home features an open plan kitchen & family living area perfect for the kids to play or the grown ups to watch a movie while the master chef whips up the meals. With the kitchen renovated only 7 years ago, you will find Bosch stainless steel appliances including a induction cooktop & a externally ventilated rangehood. Entertaining friends & family at the weekend BBQ's will be easy, with the north facing backyard opening out from either the lounge or family room/kitchen. This space has been cleverly designed to ensure maximum sunlight while keeping you away from the elements under the pergola. Be sure to buy enough food for everyone! A bonus studio is ideally designed & built at rear of block, allowing segregation from main house, perfect for the work from home space or Art student. Car enthusiasts will be delighted to see the double garage. Being able to park the pride & joy away from the elements will offer some further joy, with the added bonus of a parking spot for a trailer, camper van or boat. The money savers will be in delight to find 6 solar panels on the roof with 6.7 kilo watts, allowing the energy bills to a minimum if anything at all. Enjoy comfort year-round with the ducted gas heating and large reverse cycle spilt system to cool. Positioned in a quiet street away from main roads the home is whisper quiet allowing you to hear the birds chirping. With Kambah Village shopping centre close by, along with schools, Mannheim cafe & other popular amenities, 6 Provis Place is sure to create quite a buzz. Be sure to inspect for yourself.

The Perks:- Charming Williemssen designed home- Large 737m2 block in quiet cul de sac- Plenty of kitchen benchtop space & cupboards- Induction cooking with stainless steel appliances- Beautiful bonus 'Art' Studio & separate study- Built in robes in all bedrooms- Ducted gas heating & wall mounted spilt system- Multiple ceiling fans across home- North facing aspect to rear of home- Double garage with extra storage- Caravan or trailer parking space at front- Close the Kambah's main shopping center- Close to R5 rapid route

The Numbers:- Total internal living: 145m<sup>2</sup>- Total block size: 737m<sup>2</sup>- Rates: \$2,801 per annum approx.- Land Tax: (only investors) \$4,560 per annum approx.- Build: 1976- EER: 0 stars