

60 Boddington Crescent, Kambah, ACT 2902

MY MORRIS

House For Sale

Thursday, 21 March 2024

60 Boddington Crescent, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 107 m2

Type: House



Sandy Morris
0420380895



Zac Morris
0432141648

\$649,000

My new owners will love:- My thoughtful layout with open plan living- My modern but neutral interior throughout- My easy-care lifestyle that is on offer- My heating and cooling for year-round comfort This lovely home has been designed with practicality and an easy-care lifestyle in mind. The location is super convenient, just across from the road from the sought after St Thomas the Apostle Primary School and the Carleton Street shops including Café Blanco, Theo's Takeaway, hairdresser, gym and child care centre and a bus stop is just a stroll away. Internally, the floorplan is simple. The modern kitchen has a gas cooktop, dishwasher and good bench and cupboard space. It overlooks the open plan living which is full of natural light. There is sliding door access of the living to the front deck and an additional sliding door to the rear for access to the service area. The three bedrooms have built in robes and ceiling fans and in addition to the evaporative cooling there are multiple split systems throughout the home to ensure comfort all year. The bathroom is decorated in modern tones and there is a separate bath and w/c. Car accommodation is provided by a single carport and there is an additional parking space for another vehicle. This is a wonderful opportunity for those looking to downsize or for a young couple just starting out. My sales specifics: Rental estimate: \$580 - \$600 p/w (approx.) Living size: 107m² (approx.) Carport and shed: 18m² (approx.) Year built: 1977 (approx.) EER: 1.0 Disclaimer My Morris make all efforts to provide correct information on this listing. We cannot accept responsibility and disclaim all liabilities in regards to any errors contained in this advertisement. All parties must inspect and rely on their own investigations to validate the information provided.