

# 60 Morant Circuit, Kambah, ACT 2902



## Sold House

Tuesday, 15 August 2023

60 Morant Circuit, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 865 m2

Type: House



Leanne Palmer  
0400545343



Tom Palmer  
0439567852

## Contact agent

In a quiet and conveniently located premium pocket of Kambah, this home has been designed with families in mind. Loads of space for all the extras that families need and storage for all the loved things that families collect. A spacious 4 bedroom home with master suite separated from the rest with a well-appointed ensuite. 2 living spaces, the formal lounge at the front of the home has elevated local views and a quiet place to relax. The large sun-soaked family room off the kitchen area is the perfect place for family to congregate with a custom cabinetry incorporating a study or homework area and slow combustion wood heater for cosy winter days inside. The kitchen is the heart of the home and large enough for all the family to be cooking up a storm together. Entertaining was certainly in mind when designing the outdoor areas that features a large covered alfresco area at the rear of the home plus a pergola with spa tub (included in the sale) established and landscaped gardens with 2 garden sheds, one of which has been converted (power and fully insulated) for multi-purpose use, and an aviary currently the home for the chickens. Nature lovers will benefit from the property being located on the doorstep of McQuoids Hill, Cooleman Ridge and Mt Neighbour horse paddocks. There is an abundance of trails for walking, running and riding and Murrumbidgee golf course is just around the corner. Young families can access the neighbourhood park two doors down or take the kids on a nature walk to spot echidnas, wombats, kangaroos, and pat the horses. For coffee and takeaway lovers, the well-known Café Blanco and Little Theo's takeaway are just at the end of the street at the Carleton Street shops.\* Ducted reverse cycle AC (it is larger than what was recommended and cools the house like a shopping centre!)\* Gas instantaneous hot water\* 6kw solar (to the grid) (46c/kilowatt feed-in tariff)\* 3-phase electricity\* Upgraded electrical panel/RCDs and lighting\* 5000L water tank with pump\* Single car garage under house with built-in workbench, plus double carport and open-air caravan parking Time driving to the following destinations:\* Hyperdome/Southpoint - 8mins\* Woden plaza - 9mins\* Barton - 14mins\* City - 17mins\* Murrumbidgee Golf course - 4mins\* Kambah pool - 7mins Rates: \$2,925pa (approx.) UCV: \$562,000 (2022) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.