

60 Summerland Circuit, Kambah, ACT 2902



Sold House

Tuesday, 21 November 2023

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Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 1418 m2

Type: House



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\$1,215,000

New to the market is this exciting 4 bedroom updated family home plus possibly Canberra's most impressive "Man cave". Situated on a large & secluded 1,418m² block looking over parkland and children's playground. The residence boasts 4 spacious bedrooms with a load of natural light throughout the home. There is a feeling of space with separate living zones and a beautifully renovated central kitchen which is the heart of the home. The lounge/dining area flows freely to a large covered timber deck – great for entertaining family & friends. The family room also leads out to a paved outdoor courtyard – perfect for afternoon relaxation. Step into a world of grandeur with a massive 170m² multipurpose rumpus room & garage – the ultimate "man cave" or versatile gym space. Equipped with a 3D commercial Epson projector, surround sound system and a bathroom – this incredible space is not just a retreat but a hub for entertainment and/or fitness enthusiasts. The rumpus room is connected to an oversized 4 car garage with extra storage space which can be easily converted to an indoor squash court. You will love that this whole area is a separate building and not attached to the main house. Located in close proximity to Kambah Village Shopping Centre, Namadgi school and just a short drive to Tuggeranong Town centre or the vibrant Woden Town Centre. The home has been recently updated and now ready to welcome its new homeowners.

Features:

- House boasts updated interiors
- Renovated kitchen & bathroom
- 170m² separate "Man cave" & garage with wet bar & bathroom
- North/East facing living areas
- 4 water tanks totalling 20,000 litres
- 10kw solar system
- 4 car garage / converts into squash court
- Loads of storage floor to ceiling
- Large secluded 1,418m² block overlooking parkland
- Fully covered timber deck – great for family BBQs.
- Full width covered verandah
- Low maintenance gardens

Essentials:

- House living size: 169m²
- Rumpus: 97m²
- Garage: 82m²
- Total area: 348m²
- Block size: 1,418m²
- Rates: \$2,775 p.a approx.
- Land tax: \$4,507 p.a approx. (investor only)