

# 61 O'Halloran Circuit, Kambah, ACT 2902

MY MORRIS

## Sold House

Friday, 1 March 2024

61 O'Halloran Circuit, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 677 m<sup>2</sup>

Type: House



Sandy Morris

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## Contact agent

My fully renovated interior and immaculate presentation  
My 5 star energy rating and double glazed windows  
My multiple heating/cooling options  
My fabulous storage options both internally and externally  
My gorgeous gardens with a little for everyone  
When purchasing a home and particularly your first home the ongoing costs are foremost in the mind of people today. The owners of this gorgeous three bedroom ensuite home have thought this through and as such, the buyer of this home will live in comfort. Fully renovated throughout and immaculate in presentation the home includes double glazed windows, insulation to the walls, ceiling and floor which in turn gives you a 5 star energy rating. Comfort all year round is assured from the ducted heating, multiple split systems, ceiling fans and the addition of 11 solar panels will help with the energy bills. Externally, there is something on offer for all the family. There is an expansive covered deck, spa, greenhouse, veggie gardens and still plenty of room for the children and pets to play on the grassed area. Storage options both internally and externally are great with an attic ladder inside the home and a shed to the rear of the garage. My features include: Beautifully renovated and immaculate three-bedroom ensuite family home  
Light filled living area with a skylight, ceiling fans and a split system  
Updated kitchen with dual sinks, Bosch stainless steel dishwasher, pantry and gas cooktop  
Main bedroom with a full wall of custom fitted built in robes, a split system and modern ensuite  
Secondary bedrooms with custom fitted robes to bedroom two  
Renovated bathroom with separate bath, modern vanity and separate w/c  
Laundry with cupboards for storage  
Good internal storage options with the inclusion of an attic ladder  
Year-round comfort is ensured with the inclusion of ducted gas heating, ceiling fans and split systems throughout the home  
11 solar panels to the roof providing 6.48kw for energy efficiency  
Car accommodation is provided by the single carport and additional off street parking options  
Fabulous rear garden for families with a large grassed area for children and pets, raised veggie gardens, outdoor spa and garden shed for storage  
Expansive covered deck to the rear – perfect space for entertaining family and friends  
My sale specifics: Internal living 114m<sup>2</sup> (approx.)  
Carport and shed: 18.24m<sup>2</sup> (approx.)  
Year built: 1975 (approx.)  
EER: 5.0  
UV: \$448,000 (2023)  
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