MY MORRIS

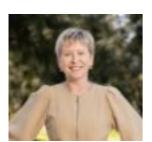
61 O'Halloran Circuit, Kambah, ACT 2902

Sold House

Friday, 1 March 2024

61 O'Halloran Circuit, Kambah, ACT 2902

Bedrooms: 3 Bathrooms: 2 Parkings: 1 Area: 677 m2 Type: House



Sandy Morris 0420380895

Contact agent

My fully renovated interior and immaculate presentation My 5 star energy rating and double glazed windows My multiple heating/cooling optionsMy fabulous storage options both internally and externallyMy gorgeous gardens with a little for everyoneWhen 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 systemUpdated kitchen with dual sinks, Bosch stainless steel dishwasher, pantry and gas cooktopMain bedroom with a full wall of custom fitted built in robes, a split system and modern ensuiteSecondary bedrooms with custom fitted robes to bedroom two Renovated bathroom with separate bath, modern vanity and separate w/cLaundry with cupboards for storageGood internal storage options with the inclusion of an attic ladderYear-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 friendsMy sale specifics:Internal living 114m² (approx.)Carport and shed: 18.24m² (approx.)Year built: 1975 (approx.)EER: 5.0UV: \$448,000 (2023)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.