

62 Stieglitz Circuit, Kambah, ACT 2902



Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 814 m2

Type: House



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\$862,000

Tastefully updated and endlessly welcoming, this attractive three bedroom home presents the perfect property to secure your future family investment in the heart of Kambah. Inside discover the free-flowing simple style and substance of a charming home that is perfect for today whilst also offering a compelling opportunity to extend on this sought-after 814 square metre (approx.) site (subject to council approval). Drawing in the warming rays of sunshine, the home's gorgeous L-shaped lounge/dining room cherishes a large north-facing window and is stylishly adorned with contemporary floor tiles, that continue through to kitchen. The fabulously functional and meticulously upgraded kitchen showcases 40mm stone bench tops including an island bench with breakfast bar (great preparation space), glass splash-backs, abundant cabinetry and drawers, and appliances including an LG dishwasher, a Whirlpool gas cook top, Whirlpool oven, canopy rangehood and overlooks the small family/meals area. A sliding door blurs the line between inside and out, extending the small family/meals area onto a lengthy entertaining zone for larger scale gatherings. Embraced by a fernery, the garden flows out to deliver a backyard space ideal for children and pets. Each of the bedrooms occupies a place along the hallway and are complemented by modern carpet colours and lovely windows to filter in the natural light. They are accompanied by a versatile bathroom detailed with floor-to-ceiling tiling and tiled feature strips, a shower, bath, product niche, a good sized vanity and separate toilet. Additional highlights of this remarkable home include ducted gas heating and evaporative cooling, a garden shed for storage, a single carport, a freestanding double garage and convenient off-street parking. Living here is certain to be a constant pleasure, with the foothills of Mount Urambi and it's fabulous variety of walking and mountain bike tracks, and lovely waterside strolls and bike rides around Lake Tuggeranong, just a short walk or drive away. This is an extraordinary opportunity not to be missed - enquire today to secure your slice of perfection. EER 4.5 Why this home is solely for you: * Single-level, three bedroom, single bathroom family home, set back from the road and sitting comfortably on a flat 814m² (approx.) block * Provides an ideal starting point for those looking to lease out the property for the long-term or those that wish to move straight in * Light filled living on entry in the form of an L-shaped lounge/dining room with tiled floors * Contemporary kitchen (renovated in 2019) with 40mm stone bench tops including an island bench with breakfast bar (great preparation space), glass splash-backs, abundant cabinetry and drawers, and appliances including an LG dishwasher, a Whirlpool gas cook top, Whirlpool oven, canopy rangehood and overlooking the small family/meals area * All bedrooms are good sized and offer built-in robes * The main bedroom features a ceiling fan * Updated central family bathroom with floor-to-ceiling tiling and tiled feature strips, a shower, bath, product niche, a good sized vanity and a separate toilet * Renovated laundry is highly functional * Ducted gas heating and evaporative cooling to keep you comfortable all year round * Quality privacy and blackout blinds * Covered entertaining area with audio speakers provides an excellent space to entertain throughout the year * Large beautifully landscaped garden with an outdoor fernery, grassed area, garden beds with established trees/plants and a garden shed * Car accommodation is provided by single carport and a detached double car garage with two automatic doors * Long driveway provides ample room to park off the street * Positioned near the foothills of Mount Urambi, with it's fabulous variety of walking and mountain bike tracks on the iconic Bicentennial National Trail, and lovely waterside strolls, and bike rides around Lake Tuggeranong, that is also just a short walk or drive away