

63 Learmonth Drive, Kambah, ACT 2902

McIntyre
PROPERTY

House For Sale

Friday, 12 April 2024

63 Learmonth Drive, Kambah, ACT 2902

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House



Daryl Gough
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\$1,275,000+

Seeking a quality family home with extra space for a home business, multigenerational living, or rental income? Look no further than 63 Learmonth Drive, proudly presented by Daryl Gough at McIntyre Property. This meticulously designed family home offers a functional layout that caters to modern living. Step into the formal lounge and dining area, seamlessly connected to the spacious kitchen, family room and meals area. The kitchen is equipped with an under-bench oven, electric cooktop, dishwasher, and a convenient walk-in pantry, the kitchen if a functional layout with ample storage and workspace. Recently refreshed with brand new carpets and painted throughout. The adjoining meals/family room is versatile and inviting, featuring a reverse cycle split system, wood-burning fireplace, and a ceiling fan for year-round comfort. Retreat to the master bedroom, secluded upstairs for added privacy. Boasting a generous size, two built-in robes, and a dressing area, it's a haven within your home. Imagine waking up to these views every day! Pamper yourself in the ensuite, complete with a luxurious corner spa bath. Additional bedrooms all feature built-in robes, while the main bathroom has been thoughtfully updated with face-level storage, a bathtub, and a hand-held shower head. Convenience is key with a double garage, complete with an auto door, and a carport ideal for storing a boat, caravan, or trailer. But the perks don't end there. This property also offers a self-contained flat, adaptable to your needs. With its own driveway, carport, and clothesline, it's perfect for extended family, guests, or generating rental income. The flat boasts a spacious living and meals area, full kitchen, laundry facilities, bedrooms with walk-through robes, and an ensuite bathroom. Entertain effortlessly under the expansive pergola, overlooking meticulously landscaped gardens. And let's not forget the breathtaking views from the front of the home, offering a serene escape right at your doorstep. Don't miss out on this exceptional opportunity. Located close to a choice of schools, easy access to South Point shopping centre and public transport. Contact Daryl Gough at McIntyre Property today to arrange your inspection and secure your slice of paradise in Kambah! Features Include: • Four-bedroom family home + self contained flat • Formal and informal living areas • Brevis ducted gas heating (only 12 months old) • Reverse cycle split system • Segregated master bedroom with x2 BIR, ensuite • New carpet and paint throughout • Kitchen with walk-in pantry • Fire place • Beautiful views from the front of the home • Backing reserve • Great entertaining area • Purposely designed low maintenance gardens Self contained flat: • Fantastic living area • Meals space • Fully functional kitchen with pantry • Separate laundry • Bedroom with walk-through robes and ensuite bathroom • Reverse cycle split system • Separate clothes lines • Own drive way and carport • Its own gas metre, hot water system • Its own ducted gas heating system

Outgoings & Property Information: Living size: 249 sqm Block size: 1453 sqm Garage size: 39 sqm UCV: \$647,000 Rates: \$3,518 per annum Land tax (if rented): \$6,139 per annum Expected rent: \$850-950 per week Year Built: 1979 EER: 2.0

Disclaimer: While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.