

64 Summerland Circuit, Kambah, ACT 2902



Sold House

Tuesday, 6 February 2024

64 Summerland Circuit, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 910 m2

Type: House



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\$775,000

Jam packed with potential this delightful three-bedroom home on a large 910m² block with a functional floorplan and additional living space/games room behind the carport, the home caters to an array of buyers needs and offers the perfect opportunity for first home buyers, investors or developers with a keen eye for quality real estate. Upon entering, you are greeted by a spacious living area adorned with large windows that bathe the room in natural light. The living seamlessly connects to the dining area and kitchen featuring ample storage space. Retreating to the three bedrooms, you'll find comfort and size in each zone all with built in robes. Ducted gas heating and evaporative cooling throughout the house add to the comfort. The rooms are serviced by a central bathroom, separate toilet and oversized laundry with access to the backyard. With convenience in mind, the home also features a double carport with additional games room behind, landscaped gardens, water tanks, greenhouse and more. This home is ready to meet its new owners! The home presents a wonderful opportunity to just move straight into an ideal location just a short walk to the local IGA, chemist, gym, Drakeford Drive shops, Kambah adventure park and Namadgi School – this one is not to be missed.

THE PERKS: Large 910m² block
Three generous bedrooms
Separate living areas
Central Kitchen
Additional games room
Ducted gas heating and evaporative air-cooling system
Greenhouse, water tanks and 2 sheds.
Double Carport (6m x 12m)

THE NUMBERS: (all figures are approximate)
EER: 1.5
Living Size: 115m²
Garden room: 30m²
Carport: 37m²
Block Size: 910 m²
Year Built: 1975
Rates: \$2,987 pa
Land Tax: \$4,350 pa
UV: \$597,000 (2022)
Rental Guide: \$850 per week

AUCTION: 2nd March 2023
2:30pm on site
Inspections: Open Homes Or by Appointment
Details: Call Obi Shadmaan 0423980763 or Jason Maxwell on 0416182379 or email obi@thepropertycollective.com.au or jason@thepropertycollective.com.au