

65 O'Halloran Circuit, Kambah, ACT 2902

House For Sale

Saturday, 24 February 2024



65 O'Halloran Circuit, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 722 m2

Type: House



Jacob Stanton
0499999734



Jesse Sands
0402669754

Offers Over \$789,000

Nestled in the heart of Kambah, 65 O'Halloran Circuit epitomizes the ideal first home or a seamless downsize for those seeking a tranquil yet convenient lifestyle. Whether you're taking your first step onto the property ladder or looking to invest, this residence beckons with its renewed allure, offering a harmonious fusion of aesthetic charm and practicality. Recently rejuvenated with a vibrant, flawless coat of paint, this charming abode welcomes you into a serene sanctuary enveloped in verdant tree canopies. The freshly revamped exterior deck not only elevates its curb appeal but also sets the scene for delightful indoor-outdoor living. Surrounded by lush greenery, the property transforms into a leafy oasis, striking the perfect balance between contemporary comfort and natural serenity. Inside, the thoughtfully designed floorplan seamlessly merges a spacious living and dining area with a newly renovated kitchen boasting a sleek stone benchtop, Bosch dishwasher, electric cooktop, and a convenient breakfast bar. Additional highlights include a formal lounge, dining space, upgraded bathrooms, and generously sized bedrooms with built-in wardrobes. Enhanced features such as ducted reverse cycle heating and cooling, an enclosed yard, expansive entertaining deck with ample tree coverage, a double metal carport, garden beds, and color bond fencing further enhance the appeal of 65 O'Halloran Circuit. Conveniently located just a short stroll from Kambah Adventure Park, Namadgi School, and the bustling Jenke Circuit business district, this property also enjoys proximity to local cafes, shops, and essential amenities. Additionally, its strategic positioning provides easy access to the nearby Bicentennial National Trail on Kambah Hill, merely a 2-minute drive away. The thriving Tuggeranong and Woden business and shopping hubs are within a short commute, with nearby bus stops ensuring seamless transportation. With only one traffic light separating you from the city's main access, this residence embodies both a coveted lifestyle and promising investment potential, presenting an extraordinary opportunity to move in immediately and personalize to your unique taste over time.

The Lifestyle:

- Short commute to Woden Town Centre
- Nearby to The Bicentennial National Trail
- Close to Kambah Shops
- Easy access to South Point Shopping Centre
- Playing fields, parks, cafes & Namadgi School

The Perks:

- 3 bedroom | 2 bathroom | 2 car space
- Expansive 722m² block
- Freshly painted home ready for immediate occupancy
- Vinyl timber flooring throughout with carpets to bedrooms
- Well-designed single-level floorplan
- Kitchen features electric cooktop, oven, Bosch dishwasher
- Ducted reverse cycle heating and cooling throughout
- Enclosed rear yard with large deck space with beautiful tree coverage
- Double metal carport for secure parking
- Renovated bathrooms with floor to ceiling tiles, shower + bathtub to main
- Convenient access to Tuggeranong, Woden, and the City
- Nearby bus stops for easy transportation
- Only one traffic light away from the main access to the city

The Numbers:

- Total internal living: 116.90m²
- Carport 1: 16.77m²
- Carport 2: 15.84m²
- Block: 722m²
- Land Value: \$483,000 (2023)
- Rates: \$705 p.q
- Built: 1976
- EER 0.5 Stars

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.