

# 67 Kambalda Crescent, Fisher, ACT 2611

LUTON

## Sold House

Friday, 1 September 2023

67 Kambalda Crescent, Fisher, ACT 2611

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1329 m2**

**Type: House**



Tim and Justine Burke  
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## Contact agent

When size matters, this property absolutely delivers. Located in sought-after Fisher and backing onto reserve, this large single-level home (247m<sup>2</sup>) on a huge block (1,329m<sup>2</sup>) comfortably caters for large or blended families both in and outdoors. Offering segregated living areas, the expansive lounge and dining zone with engineered timber floors and exposed brick wall has a wonderful ambience. The dining space connects to the spacious open-plan kitchen/family room. The renovated kitchen has stone bench-tops, breakfast bar, lots of cabinetry, a dishwasher and space for your own wine fridge. A powder room for guests is conveniently positioned near the living zones. There are five bedrooms with mirrored built-in wardrobes. The segregated main at the front of the home has a fantastic renovated ensuite with underfloor heating, dual stone-top floating vanity with storage, large shower and bathtub. The remaining four bedrooms share the renovated family bathroom with underfloor heating and separate toilet, and with external access this bathroom is easily accessible from the pool. The end bedroom is a generous size and versatile - it could also be used as a rumpus. Interior comfort year-round is provided by ducted reverse-cycle heating and cooling. There is so much to love about the fantastic outdoor lifestyle to be enjoyed here. The huge enclosed rear yard with established, lovely gardens, provides all the elements for family fun, relaxation and entertaining. The living zone flows out to a covered and tiled alfresco entertaining deck and additional paved area, while beyond, the rear section of the yard will definitely bring out the "wow" - expanses of lawn for children and pets to run around, a cubby house, and the in-ground solar-heated saltwater pool with paved area for additional seating/alfresco entertaining. There is convenient gated access to the reserve and cycle path behind the property. Car accommodation for the whole family and visitors will never be an issue, with a detached 4-car garage plus lots of additional parking space in the circular driveway and front nature strip. Included in this fabulous package are a 10kW solar system, plus Tesla powerwall 2 battery, Stiebel Eltron 302 litre heat pump. Features:-  
- Huge block (1,329m<sup>2</sup>) in a fantastic Fisher location backing onto reserve, with gated access  
- Large single-level family home with segregated living areas and bedrooms  
- Huge lounge/dining room plus open-plan renovated kitchen/living space  
- Five bedrooms with built-in wardrobes (or four + rumpus) / segregated main with ensuite  
- Beautifully renovated main bathroom and ensuite plus powder room for guests  
- External access from main bathroom which is perfect when enjoying the pool  
- Huge backyard with expanses of lawn (with automatic irrigation system) and paved areas including covered alfresco deck  
- In-ground, solar-heated saltwater pool  
- Lovely mature gardens  
- Four-car garage plus lots of additional parking on circular driveway and nature strip  
- Ducted reverse-cycle heating and cooling, underfloor heating in bathrooms  
- 10kW solar system plus Tesla powerwall battery  
- Rental Appraisal of \$800 to \$900 per week. EER: 3.5  
Land Size: 1328m<sup>2</sup> Living Size: 247m<sup>2</sup> (approx.) Front Verandah: 22.8m<sup>2</sup> (approx.) Back Verandah: 23.3m<sup>2</sup> (approx.) Garage 64.6m<sup>2</sup> (approx.) Land Rates: \$3,835 p.a (approx.) Land Value: \$828,000 (approx.)