

# 7/15 Vansittart Crescent, Kambah, ACT 2902

MY MORRIS

## Townhouse For Sale

Friday, 3 May 2024

7/15 Vansittart Crescent, Kambah, ACT 2902

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 97 m2

Type: Townhouse



Sandy Morris

0420380895

**\$600,000+**

My new owner will love: My beautiful natural light throughout My north facing living area with gorgeous winter sunshine My fully renovated interior – decorated in neutral tones My solar panels for energy efficiency What an absolute delight it is to inspect this two-bedroom two-bathroom single level townhouse. With north east facing floor to ceiling glass you will be able to bask in the winter sunshine as it streams through the open plan living area. Internally, everything has been renovated. The kitchen is open plan, it has updated appliances, a pantry and a pretty outlook to the rear garden. Both bedrooms have built in mirrored robes and new carpet; the ensuite and bathroom have been renovated with a much more user-friendly open plan design to the main bathroom. It has Swiss ceramics and Italian terrazzo floor tiles, a walk-in shower and an inline venting system. The bathroom, ensuite and laundry all have underfloor heating and there is a split system in the living area. Externally, the electrical board has been upgraded to 3 phase, new gutters have been installed and the roof repointed and rebed. There are 10kws of solar panels put in place to ensure energy efficiency and a new Sanden electric pump and tank for hot water. Access to the double garage is covered with a new pergola and there are new automatic roller doors. A lot of thought has gone into the front and rear courtyard gardens. There is a paved area to the secure front courtyard, perfect for enjoying your morning cuppa. There is a fabulous array of veggies planted to the rear garden and colorbond fencing ensures security and privacy. Inspection of this gorgeous townhouse is encouraged by those that want single level living in a super quiet and small complex just a short walk to schools and shops. My sales specifics: Rental estimate: \$550 - \$570 p/w (approx.) Living size: 97m<sup>2</sup> (approx.) Carport and shed: 39m<sup>2</sup> (approx.) Year built: 1982 (approx.) EER: 2.5 Body Corp: \$1938.76 p/a (approx.) Disclaimer My Morris make all efforts to provide correct information on this listing. We cannot accept responsibility and disclaim all liabilities in regards to any errors contained in this advertisement. All parties must inspect and rely on their own investigations to validate the information provided.