

7 Bolger Place, Kambah, ACT 2902

LUTON

House For Sale

Tuesday, 14 May 2024

7 Bolger Place, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 904 m2

Type: House



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\$1,249,000

Murrumbidgee Golf Course is a sensational course surrounded by an amazing estate of Gleneagles; known for its popularity this exclusive enclave of sought after residences is very tightly held. No 7 Bolger Place is discreetly positioned in an incredibly quiet cul-de-sac, surrounded by established private gardens. A federation style home with multiple living and entertaining areas, the property offers formal lounge and dining rooms, open plan Tasmanian Oak kitchen, meals and family room that overlook and open onto the north facing entertainment area. The main bedroom with walk-in-robos and ensuite, and an additional three bedrooms with built-in-robos, serviced by the main bathroom. Set in beautiful gardens with a wraparound veranda, boasting northerly sun to the entire side of the home, drenching the family room in light and warmth. Features: Single-level federation style architect designed property (former exhibition home) Northerly aspect to the side Wrap around verandah Established gardens with camelias Formal lounge room Formal dining room LED Lights Open-plan meals and family room Kitchen with beautiful Tasmanian oak cabinetry, stone benchtops, filtered water, stainless steel electric appliances (induction cooktop) and double draw dishwasher Covered alfresco entertainment area with screen curtains Main bedroom with walk-in-robos Ensuite with bath heated towel rail Three bedrooms, two with built-in-robos Main bathroom – 3-way design Ducted gas heating Four reserve cycle units Double garage with tiled floor, automatic doors, and internal access Gas hot water Solar panels – 7KW Laundry with excellent storage, refrigerator and heated towel racks Automatic watering system Alucom screens on main windows Roof resealed, flashing replaced and metal mesh gutter guard Digital cabling throughout the property NBN to node ADT radio controlled back to base security system Ducted vacuum Solar panels (7) EER: 4 Land Rates: \$3,500 approx Land Size: 904m2 approx UCV: \$623,000 approx