

7 Browne Place, Kambah, ACT 2902

LUTON

House For Sale

Thursday, 29 February 2024

7 Browne Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 831 m2

Type: House



Luke Metcalfe
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Auction

Substantial rewards await the astute buyer intent on undertaking either a complete refurbishment or just a rudimentary "carpet and paint" facelift. This rare entry-level opportunity presents potential galore in a prime central location close to parkland, schools, sports fields and local shops. Tucked away in a quiet cul-de-sac position and presented in largely original condition throughout, this classic 1970's residence features a functional single-level layout with an approximate overall floor area of 161sqm incorporating open-plan lounge and dining areas plus an extra north-facing family room adjoining the tidy kitchen. The main bedroom which overlooks the rear garden features an ensuite bathroom and walk-in wardrobe. The bright main bathroom includes a separate shower recess, full bath tub plus a separate WC. The remaining bedrooms offer built-in wardrobes. A large separate laundry room adds further scope for an imaginative reconfiguration of the floor plan. An attached double garage provides an added bonus to the appealing offering. The property wonderfully is sited within easy strolling distance of Taylor primary school, parkland recreational areas, sports facilities, medical centres, popular clubs and the Kambah Village Shopping centre. FEATURES INCLUDE: - * Gently contoured 831 sqm land parcel in quiet cul-de-sac location * Single-level 3 bedroom ensuite home presented in sound original condition * 120 sqm floor area plus 41 sqm double garage - (approx) * Combined L-shaped lounge/dining area with solid fuel heater * Additional north-facing family area overlooked by kitchen * Functional 1970's kitchen with electric appliances including new wall oven * Slate tile flooring to living, family and kitchen areas * Main bedroom with walk-in wardrobe and ensuite bathroom * Tidy original main bathroom with shower recess, full bath tub and separate WC * Built-in wardrobes to bedrooms two and three * Large separate laundry room * Attached double garage with timber partition wall * Large terraced rear grounds * Strolling distance to a broad range of local amenities including parkland, Mount Taylor Primary School, sports fields, recreational facilities, Kambah Village Shopping Centre, cafes, medical centres and the popular Burns Club.