

7 Hooley Place, Kambah, ACT 2902

Francis

House For Sale

Thursday, 7 March 2024

7 Hooley Place, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 767 m2

Type: House



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Auction

A renovated single-level free standing house sits within a prized cul-de-sac, with beautifully landscaped garden surrounds and in a premier elevated private position. Instant liveability in its current form, and scope for your own touches down the track. This residence has been tastefully & meticulously modernised and upgraded into a luxurious multidimensional retreat, offering wide appeal as a family home with space for a growing household, flexible living/guest accommodation, and so much more. Close to Mt. Taylor, quality schools, transport, an easy walk to village life at Wanniasa Shopping Centre. One owner for 48 years has transformed this garden residence into a pristine home of immense family appeal.

Location & Presentation:

- Desirable cul-de-sac elevated position with a north/east-to-rear aspect on 767sqm of land
- Lovingly presented and well maintained through-out with
- Abundant natural light & in/outdoor flow

Luxury Details:

- Sydney Blue Gum floorboards + polished concrete floor + carpet
- Solid core doors
- Open living & formal living/dining rooms
- Ducted zoneable air conditioning
- 3 phase power throughout property
- Solar panels 10.7 kw system (most households have 6kw)
- Stiebel instant hot water system
- Roof ventilation system
- Basement wine cellar
- Acoustic & Thermal wall insulation + ceiling & floor insulation + sarking/foil insulation

Renovated Kitchen and Laundry:

- Stone kitchen with bench top colour Indian Black Granite
- Bosch pyrolytic double oven + steam oven
- 900mm induction cooktop
- Qasair dual motor ducted extraction fan
- High end soft closing drawers & cupboards
- Four full height pull out pantry cupboards

Bedroom Accommodation:

- King-sized master, built-ins + ensuite
- Adaptability for families, work, or guests - flexible layout in newly built studio with separate side entrance or bed 3 & 4
- Ceiling fans in all bedrooms
- Bedroom 3 & 4 feature vaulted ceilings + two breezeway thermal windows

Bathrooms:

- 3 full renovated bathrooms with walk-in showers (no shower screens to clean)
- Floor to ceiling tiles
- Main bathroom makeup mirror + separate full size tub
- Water tanks have plumbing connection complete to toilet for either mains or tank water for toilet flushing

Outdoors:

- Paved and landscaped entertaining area off kitchen/family
- Secure paved low maintenance backyard
- Underground power & telecom optic fibre
- 4 water tanks total 7000 litres with water pump for irrigation
- Ample storage in 56.69m² garage which includes full width auto remote roller door, work bench & fireproof safe made in 1831 from Braidwood Courthouse

Overview:

- Bedrooms: 4
- Bathrooms: 3
- Rates: \$2,756.35 pa. approx.
- House Size: 195m² approx.
- Garage Size: 56.69m² approx.
- Block Size: 767 m² approx.
- EER: 4.5
- Year Built: 1976

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