

7 Manifold Place, Kambah, ACT 2902

MY MORRIS

House For Sale

Wednesday, 12 June 2024

7 Manifold Place, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 589 m2

Type: House



Zac Morris

0432141648

Auction

My new owners will love: - Constructed in 2018 and presented in as new condition - Beautifully finished with quality inclusions throughout - Energy efficiency and comfort at the forefront of the design (6-star EER, solar panels, double glazed windows and more) - Great location in a cul-de-sac at the base of Mt. Taylor

Constructed in 2018, this beautiful four-bedroom home has been built to the highest standard and is complete with an impressive list of quality inclusions. Built with efficiency and year-round comfort at the forefront, this home is an absolute delight to live in throughout the seasons. As new and vacant, all the hard work has been done and it is now ready for its new owners to move in and enjoy. Thoughtfully planned, the expansive and functional floor plan has been designed with everyday living in mind and will provide plenty of segregated space for the whole family. Installed by award winning joiners, the designer kitchen sits at the heart of the home and comes complete with quality inclusions to make cooking and entertaining a breeze. The custom backlit splashback is sure to impress and adds dimension and charm to the space. Floor-to-ceiling sliding doors open from the main living space to a covered alfresco dining area, creating seamless flow from the indoors to the outdoors. The rear gardens are secured with Colorbond fencing and provide ample space for children and pets to play. Designed and built by award winning local businesses, homes of this calibre rarely come to market. If you have been looking for a hyper-efficient residence where comfort is ensured year round, be sure to inspect 7 Manifold Place, Kambah. My features include:

- Beautifully designed and built four-bedroom ensuite family home
- Perfectly positioned in a quiet cul-de sac at the base of Mt Taylor
- Designed by Designs by Mahony and built by Classic Constructions (both award winning local businesses)
- Stunning designer kitchen at the heart of the home includes a large island bench with extensive storage, stainless steel dishwasher, induction cooktop, large fridge space, wonderful walk-in pantry and quality appliances.
- Gorgeous custom designed and made feature backlit splashback
- Perfect north aspecting for beautiful natural light through the living spaces, kitchen, rumpus room and bedrooms
- Spacious main bedroom with walk in robe and ensuite bathroom
- Generous secondary bedrooms all include built in robes
- 5.1 surround sound system installed and additional built in wiring to support 7.2
- Large double garage with automatic door, internal access and access to the rear garden

My efficiency and comfort

- Large solar panel system with integrated battery
- R5 insulation to the ceiling and R2 insulation to the walls
- Perfect northern aspecting
- All windows are UPVC double-glazed for thermal comfort
- Daikin ducted heating and cooling system
- Additional heat reclaim ventilator for improved airflow and efficiency

My lifestyle and location

- In the popular Taylor Primary School catchment area
- Positioned near the base of Mt Taylor with easy access to its walking trails
- Easy access to Sulwood Drive and Tuggeranong Parkway
- 8-minute walk to Taylor Primary School
- 4-minute walk to the local playground
- 3-minute drive to Kambah Village with a variety of amenities
- 8-minute drive to South Point Tuggeranong
- 11-minute drive to Woden Shopping Precinct

My specifics:
Living size: 167m² Garage: 39m² Year built: 2018 EER: 6 stars UV: \$395,000 (2023) Rates: \$2,406 p/a All figures are approximate