7 Wardell Place, Kambah, ACT 2902 House For Sale



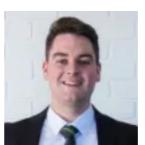
Thursday, 16 November 2023

7 Wardell Place, Kambah, ACT 2902

Bedrooms: 3 Bathrooms: 1 Area: 744 m2 Type: House



Colin McIntyre 0262949393



Kieran Jackson 0262949393

\$650,000+

Unlock the potential of this hidden gem in the sought-after suburb of Kambah! Bring your paintbrush and toolbox to breathe new life into this residence, restoring it to its former glory. Whether you envision a meticulous renovation, a stylish extension, or starting afresh, this property is a canvas awaiting your creative touch. Situated in a popular locale, this home is conveniently located near schools, shops, and offers easy access to public transport, making it an ideal choice for families and those seeking a well-connected community. Step inside, and you'll find a formal lounge and dining room, providing a perfect space for relaxation. The functional kitchen layout serves as the heart of the home, ready for your personalization and culinary creativity. This residence features three good-sized bedrooms, ensuring ample space for everyone in the family. Stay comfortable throughout the seasons with the convenience of a reverse cycle split system, offering climate control at your fingertips. The practicality of this home extends to a functional bathroom and a separate laundry, catering to the needs of a busy household. The 744sqm block offers a generous canvas for outdoor living, providing plenty of room for children and pets to run and play. Ample off-street parking adds to the convenience, and there's even a parking pad in the backyard-a promising space that could be transformed into the beginnings of a garage. Seize the opportunity to transform this property into your dream home. With a little imagination and effort, this Kambah residence could become the epitome of comfortable, modern living. Contact Colin or Kieran today to arrange a viewing and explore the possibilities that await you. The potential is yours to uncover! Features Include: ● ? Formal lounge and dining room ●2Functional kitchen ●2Reverse cycle split system ●2Three good sized bedrooms ●2Functional bathroom • ②Separate laundry • ②Great 744sqm block • ②Located close to schools, shops and public transportOutgoings & Property Information:Living size: 99.02 sqmBlock size: 744 sqmUCV: \$451,000 Rates: \$2,613 per annumLand tax (if rented): \$4,121 per annumEER: 1.0 Disclaimer: While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.