

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
- Functional kitchen
- Reverse cycle split system
- Three good sized bedrooms
- Functional bathroom
- Separate laundry
- Great 744sqm block
- Located close to schools, shops and public transport

Outgoings & Property Information: Living size: 99.02sqm Block size: 744 sqm UCV: \$451,000 Rates: \$2,613 per annum Land tax (if rented): \$4,121 per annum EER: 1.0

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