

# 72 Allchin Circuit, Kambah, ACT 2902

## Sold House

Saturday, 18 November 2023

72 Allchin Circuit, Kambah, ACT 2902

Bedrooms: 6

Bathrooms: 3

Parkings: 4

Area: 280 m2

Type: House



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## Contact agent

This inviting architectural home sits peacefully adjacent to Cooleman Ridge Nature Reserve in a sought-after pocket of Kambah. Beautifully designed and taking full advantage of its bushland surrounds, the generous open plan living zones open to multiple outdoor alfresco spaces and to the swimming pool and cabana area, promoting a fantastic indoor/outdoor way of life. The home is immaculately presented with fresh paint, and new flooring throughout. Metres to nature trails, and close to sporting ovals, Kambah Pool, Kambah Village and St Thomas the Apostle Primary School. REGISTER YOUR INTEREST HERE: <https://prop.ps/l/NyqPXMozz3kFF> FEATURES

- Large family home in a peaceful pocket of Kambah
- Direct access to Cooleman Ridge Nature Reserve from the rear
- Segregated master bedroom with walk-in wardrobe and ensuite
- Four additional bedrooms, all with built-in robes
- Sixth bedroom or study
- Split level open plan living and dining area
- Generous family room and meals area
- Large kitchen with quality appliances and ample bench and cupboard space
- Main bathroom with separate toilet
- Separate laundry with good storage
- In-ground swimming pool
- Spacious cabana servicing the pool area, with ensuite and kitchenette
- Multiple alfresco areas for entertaining
- Beautifully landscaped gardens
- Ducted reverse cycle air conditioning in top bedroom tier and family room
- Split system air conditioning unit in kitchen/family area
- Split system air conditioning unit in living and master bedroom
- New floating timber floors throughout living areas
- Back to base security system (not connected)
- 9.805kW solar edge hybrid SE6000 inverter with 37 Jinko Smart 265W panels and LG 10H battery with 10KW storage and backup
- Double garage, plus double carport in front
- Close to the Murrumbidgee Country Club, local playgrounds, schools, Kambah Village, and major arterial roads to the town centres

WHAT THE SELLERS LOVE ABOUT THE HOME

1. Rural living in the middle of the city
2. Direct access to numerous walking trails
3. Has comfortably accommodated 3 generations, including teenagers and friends

STATISTICS (all figures are approximate)

EER: 3.0  
Home Size: 252m<sup>2</sup>  
Cabana: 28m<sup>2</sup>  
Garage: 56m<sup>2</sup>  
Carport: 38m<sup>2</sup>  
Land Size: 1,490m<sup>2</sup>  
Construction: 1989  
Land Value: \$587,000 (2023)  
Rates: \$813 per quarter  
Land Tax: \$1,659 per quarter (only applicable if not primary residence)  
Rental Range: \$950 - \$1,000 per week