

**72 Kingsmill Street, Kambah, ACT 2902**

home by holly

**House For Sale**

Sunday, 10 March 2024

72 Kingsmill Street, Kambah, ACT 2902

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 787 m2**

**Type: House**



Jenny McReynolds  
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**\$849,000+**

This spacious four-bedroom home celebrates family life, with open plan living that flows out to the deck and private rear garden. Lovingly re-jigged and extended, the home is distinguished by gorgeous open living, providing a meeting point for both connection and comfy repose. A soothing palette of crisp white with stormy grey hues and a rich organic materiality, nods to the epic bushland surrounds. The home rests comfortably behind newly planted photinia hedge and garden beds, brimming with native plantings. Kingsmill is a quiet loop street with central green byway, culminating in parkland. The home is surrounded by reserve and whisper close to Kambah tennis courts, Adventure Park and Lake Tuggeranong, It is short drive to Southpoint Tuggeranong and 17 mins to the CBD. The form is all classic brick, dotted with enormous picture windows. Steps usher to the original carved timber front door with amber sidelight, to one side a slender sunroom. This sunny nook captures first morning light and takes in long views across the garden, the comings and goings of the street. New hybrid timber floors flow underfoot as the entry foyer gives way to the open expanse of the living, dining and kitchen. Glass sliders can be flung open, so kids can to-and-fro and the whole family can entertain with friends on the timber deck. The private back garden is an open expanse of green lawn with a dotting of shady mature trees. There is plenty of space for the kids to play and loads of potential for the green thumb. A long floating island frames the kitchen which runs the length of the back wall, within the open social arena. Banks of drawers and cabinetry in storm cloud grey pop against dollops of crisp white. Organic stone benchtops meet chevron tiling, introducing a hint of silver. The space at once speaks practical family hub, elegant showstopper and a warming hug with slow combustion fireplace in one corner. A black pendant softly illuminates the dining table and all around the holistic colours of eggshell white and gentle sky blue as warming northern light bounces off freshly painted walls. An excellent spatial array places the master in the eastern corner of the home, nicely separated from the triplet of bedrooms that centre around the family bathroom. Enormous windows flood the room with tranquil morning light. There is a built-in-robe for seamless storage and a gorgeous ensuite bathroom finished in floor to ceiling tiling in pearlescent sage green hues. A walk-in-rain shower adds to the opulent feel, as the curve of the oak wall hung vanity lends a textural softness. Each additional bedroom houses a built-in-robe to keep the clutter at bay and there is also an adjacent laundry with new timber bench and shelving that opens directly onto the garden. There is a soothing vibe to the oatmeal walls, the brand new soft plush carpet, the leafy views. The nearby family bathroom is all crisp whites with original mosaic floor tiles lending a vintage touch. Kambah is a sprawling relaxed suburb that lies between Mount Taylor and Cooleman Ridge Nature Reserve. Surrounded by green byways, parks and sporting ovals, the home gifts a little bit of country within the city. The suburb is dotted with unique eateries and local shopping, with Little Theo's a local fav for great pizza. Southpoint at Tuggeranong provides a bevy of shopping and eating experiences and the home is also handy to the thriving Wanniasa shops. The Woden precinct is not far, and it is a short 17 minutes to both the boutique offerings of Manuka, Kingston and the CBD. features...beautifully renovated and extended four-bedroom home in the family friendly suburb of Kambah. new landscaping with photinia hedge, sea daisies, pigs face and kangaroo paws. four bedrooms, open plan living and two bathrooms. light and bright with a soothing natural colour palette .east facing sunroom. vast north facing open living, dining and kitchen flowing to deck and garden. new kitchen with large floating island with breakfast bar, ample cabinetry including full-height pantry, stone worktops, integrated dishwasher and bins, Westinghouse wall oven, Bosch induction cooktop. slow combustion wood fireplace in living area. hanging pendant in dining area. master bedroom with built-in-robe and stunning new ensuite bathroom with rain shower and wall hung oak vanity. three additional bedrooms all with built-in-robos. family bathroom and separate toilet. internal laundry with timber shelving. linen cupboard. engineered timber flooring. brand new carpet to all bedrooms. RC air conditioning unit. ceiling fans. high single carport. 6.6kw solar array. gas hot water system. security camera. garden shed. large workshop/storage room. surrounded by parklands and reserve. handy to Kambah and Wanniasa shopping centres. 6 mins to Southpoint Tuggeranong. 17 mins to the boutique centres of the inner south and the CBD. DEER: 1.5 Rates: \$4,462 approx. per annum Block Size: 787m<sup>2</sup> Land Value: \$476,000 Internal living: 157m<sup>2</sup> approx.

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