

# 73 Harrington Circuit, Kambah, ACT 2902

MY MORRIS

## Sold House

Saturday, 18 November 2023

73 Harrington Circuit, Kambah, ACT 2902

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 724 m<sup>2</sup>

Type: House



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## Contact agent

My new owners will love: My fully electric home with 10.5kw of solar panels My beautiful open plan living with a little for everyone My new underfloor and ceiling insulation (2023) My insulated studio/workshop with reverse cycle heating/cooling My new 315lt electric hot water system (2023) This stunning five bedroom ensuite home has been thoughtfully renovated throughout with family living foremost in the minds of the current owners. The open plan design and flow from the indoors to the outdoors provides a wonderful extension of the living spaces on offer and the addition of the insulated and airconditioned studio-workshop to the rear ensures everyone has space. Internally, in the last three years new curtains have been installed as have the carpets, flyscreens and reverse cycle heating and cooling. The beautiful kitchen is absolutely the hub of the home and includes an Electrolux dishwasher, large double door fridge space, 900mm stand-alone Smeg induction cooker and a wonderful island bench with breakfast bar. All the bedrooms have robes with the main having built ins, a walk in robe and a brand new ensuite with just the shower screen to come! The main bathroom is decorated in modern tones and there is a rain shower and separate w/c. The laundry now provides bench and cupboard space and there is plenty of room for a second fridge. Externally, it is a delight to inspect. The irrigation system to the lawns and garden beds ensures little time is needed in the maintenance of the grounds. The large covered outdoor entertaining area overlooks the recently installed mineral inground swimming pool and the addition of a heat pump allows the family to swim year round. The Vogue pergola carport was installed last year and provides covered car accommodation for two vehicles and there are plenty of off-street parking options. This is truly a beautiful family home and inspection is encouraged by those that are looking for a spacious family home with all the hard work of a renovation complete. My features include: Five bedroom ensuite home in a quiet loop street. Lovely neighbours and fabulous location. Mineral inground swimming pool with heat pump installed 2021. Carpets and flyscreens installed 2020. Smeg induction cooktop and oven installed 2021. Vogue pergola carport installed in 2022. Reverse cycle heating/cooling installed 2020. Automated watering system to garden beds and lawn My specifics: Living size: 168m<sup>2</sup> Block size: 724m<sup>2</sup> Year built: 1977 EER: 2 stars UV: \$489,000 Rates: \$2,808 p/a (approx) Land tax: \$4,576 p/a (approx.)