

76B Learmonth Drive, Kambah, ACT 2902

House For Sale

Thursday, 25 January 2024



76B Learmonth Drive, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 440 m2

Type: House



Jacob Stanton
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Jesse Sands
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Auction Valentines Event

Nestled on a serene street in the highly sought-after suburb of Kambah, this contemporary split-level 4-bedroom ensuite home redefines modern living. The inviting facade sets the stage for impeccable style and easy-care living, presenting a residence tailored for today's comforts. Upon entry, the impressive blend of large, practical, and modern living spaces seamlessly combines, creating an inviting atmosphere. High ceilings, vinyl timber floors, and double-glazed windows adorned with quality white plantation shutters infuse the home with natural light, establishing an ambiance of comfort and sophistication. The entertainer's kitchen, a haven for food enthusiasts, unfolds into the living and dining space. Thoughtfully designed, it features a 900mm gas cooktop, Caesarstone benchtops, breakfast bar, pendant lights, glass mirror splashback, dishwasher, and an impressive hidden walk-in pantry. The bifold sliding servery window effortlessly connects the kitchen to the outdoors, making hosting a pleasure. Step outside to the stunning alfresco, tiled and equipped with Devanti heaters and a ceiling fan, setting the stage for stylish gatherings. Enjoy picturesque mountain views and the ease of low-maintenance living with established green hedging and astro turf in the fully fenced yard, perfect for kids and family pets. This turn-key abode is designed with your desires in mind. The king-sized master bedroom, strategically separated from the other three bedrooms, boasts a walk-in robe and a stylish ensuite. The serene and relaxing bathrooms, adorned in warm tones, feature floor-to-ceiling tiles, niche shelving, quality vanities, semi-frameless showers, and a large bathtub in the main. In terms of location, this home excels. Proximity to walking trails, public transport, various schools, shopping centers, and just one set of traffic lights from the city center makes it a standout choice. A mere 10 minutes to Woden Valley and a 4-minute drive to the Tuggeranong South Point shopping center. Your new home awaits.

The Lifestyle: • Urambi Hills Nature Reserve • O'Halloran Playground • Murrumbidgee Golf Club • Murrumbidgee River's Kambah Pool • Short commute to Woden Valley • One traffic light into City • South Point Shopping Centre • Easy access to Drakeford Drive & Tuggeranong Parkway • Walking & bike trails, parks & playgrounds

The Perks: • Modern split-level 4-bed, ensuite home in Kambah • Separate title dual occupancy - No body corporate fees • Inviting facade, impeccable style, easy-care living • Spacious, modern living areas with high ceilings, vinyl timber floors • Double-glazed windows with white plantation shutters for natural light • Entertainer's kitchen: 900mm gas cooktop, Caesarstone, hidden walk-in pantry • Bifold servery window connects kitchen to alfresco • Stunning outlook and surrounding views from outdoors + alfresco • Tiled alfresco with glass panel balustrades • Devanti heaters + ceiling fan for year round entertainment outdoors • Fenced yard with established hedging plus astro turf for easy care living • King-sized master bedroom with stylish ensuite + WIR • Bathroom features floor to ceiling tiles, semi-frameless shower, bathtub • Ducted reverse cycle heating & cooling throughout • Proximity to trails, transport, schools, shopping centers • One set of traffic lights from the city center • 10 mins to Woden Valley, 4 mins to Tuggeranong South Point

The Numbers: • Living size: 168.06m² • Garage: 37.42m² • Block size: 440m² (approx..) • Land value: \$320,000 (2023) • General rates: \$694 p.q approx. • EER: 4 Stars • Build: 2019

This property is scheduled to go to Auction at our Summer Valentine's Edition Auction Event. When. Thursday 15th February 2024 Where. The Property Collection HQ - 47 Wentworth Avenue, Kingston Time. Doors open at 4.30PM. Auctions to commence precisely at 5PM