

# 79 Harrington Circuit, Kambah, ACT 2902

MY MORRIS

## House For Sale

Friday, 19 April 2024

79 Harrington Circuit, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 890 m<sup>2</sup>

Type: House



Zac Morris

0432141648

**\$859,000+**

My new owners will love:- The intelligent floorplan designed with family living in mind - The extensive use of floor to ceiling windows and north-facing aspect- The warm and charming aesthetic, with hardwood flooring, cedar doors and internal brick features - The convenient location, walking distance to shops, schools and near the northern-most point of Tuggeranong Positioned in a quiet loop street with easy access to amenities, this north-facing four-bedroom ensuite home has been built with an emphasis on family living. This residence will be highly sought after by families looking to upsize into a truly special property. The charming formal entry is complemented by cedar French doors that lead out to the rear garden. The entry serves to segregate the bedrooms and living areas. At the heart of the home sits the spacious and functional kitchen. The casual dining space sits adjacent to the formal living area which overlooks the landscaped rear garden and covered outdoor entertaining area. The main bedroom is complete with a walk-through wardrobe and ensuite bathroom. Ducted reverse cycle plus split system heating and cooling ensure climate control throughout all seasons. Car accommodation is provided by a brick double garage with rear access. Plenty of off-street parking available. The rear garden is landscaped and private with covered outdoor entertaining space. My features include: • Masterfully built and carefully designed four-bedroom ensuite family home • Intelligent floorplan with segregated bedrooms, formal entry and north facing living • Generous secondary bedrooms all include built in robes • Spacious kitchen with under-floor heating, great storage and quality appliances • New carpet and paint, hardwood flooring to living area • Wonderful location in close proximity to all amenities and arterial roads leading to Woden, South Point and the City Specifics: • Living 156m<sup>2</sup> • Garage 33m<sup>2</sup> • Total 189m<sup>2</sup> • Block 899m<sup>2</sup> • UV: \$524,000 • Rates \$2,924p.a • Land Tax: \$4,898p.a (if rented)