

8 Bosworth Circuit, Kambah, ACT 2902

House For Sale

Wednesday, 28 February 2024



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Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 870 m2

Type: House



Alvin Nappilly
0450865524

\$849,000+

****Please note:** The home is currently tenant occupied till August 2024. The photos are taken prior to tenancy.

****Confidence Real Estate** is delighted to present this tastefully renovated, family friendly home in one of Tuggeranong's most popular suburbs. With multiple upgrades already done, all that's left to do is move in and enjoy! This four-bedroom three-bathroom home has updated flooring. Fresh paint and all bathrooms renovated. The modern kitchen features ample cupboard and bench space as well as a gas cooktop, dishwasher and pantry cupboard. The ducted reverse cycle unit is just 6 months old. In addition to secure parking, the garage offers plenty of space for a workshop or storage and there's gated parking available on the driveway. **THE LOCATION** This RZ2 pocket of Kambah is near to the suburbs multiple sports ovals and is close to the Kambah Adventure Playground, Kambah Village Shopping Centre and Carleton Street Shops. There's an amazing choice of schools, both private and public within a short drive plus convenient access to the Tuggeranong Town Centre (7 mins), Woden CBD (12 mins) and Civic (15 mins). **SUMMARY** *RZ2 Zoning *Open plan living & dining room *Updated kitchen with gas cooktop, dishwasher *Renovated bathrooms *Six month old new Ducted reverse cycle heating and cooling unit. *Flat fully fenced block *Large single carport and double garage at rear with workshop space. *1 mins to Kambah Village Shops *7 mins to Tuggeranong & 12 min to Woden town centres * Currently rented for \$780 per week. Block: 870m² Build: 1974 EER: 1.5 Orientation: North facing All figures are approximate For further details, please contact Alvin Nappilly by submitting an enquiry below or calling on 0426146118. **Disclaimer:** Confidence Real Estate and the vendor cannot warrant the accuracy on the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.