

**8 Broad Place, Kambah, ACT, 2902**

**Sold House**

Wednesday, 21 June 2023



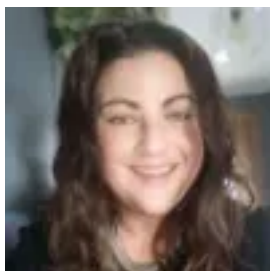
8 Broad Place, Kambah, ACT, 2902

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Alyson Azzopardi

## Beauty on Broad

Azzopardi Property Services is pleased to bring to market 8 Broad Place Kambah.

A splendid 3 bedroom home ticking all the boxes of days buyer.

As you pull up to the curb, you will notice a well maintained and easy care yards with the home situated on the block creating privacy and best use of space.

As you enter the home you are welcomed by a quaint front porch surrounded by ever green shrub's creating privacy and cool spot in summer to enjoy the fresh air.

Once inside, you will be pleasantly surprised as this renovated home has been tastefully put together to meet the interest of many.

With brand new timber look flooring laid throughout the open plan kitchen and family area, leading into the partially segregated oversized living room complimented by cosy fire place.

The kitchen is well thought out and located within the centre of the home with an island bench, ample cupboard and bench space.

### FEATURES:

3 Bedrooms Built in wardrobes to all Brand new carpet Brand new Wood look flooring 2x Split System Air Con units Gas Fire place Dishwasher Covered rear deck/entertaining area Solar Panels Oversized garage Electric roller doors Work shop at back of shed complete with storage racking and a few extra surprises! Double gates allowing for easy boat/trailer parking in the yard Flat 763 sqm block Located in a quiet cul de sac street close by to Schools, shops, golf course and all that Kambah has to offer, along with being a vert short commute from the Tuggeranong & Woden CBD's 8 Broad Place is a must to see.

Rates: \$3466.66 per annum (approx) Landtax: \$5708.75 per annum (approx if rented) To book your private inspection please email [alyson@azzopardiproperty.com.au](mailto:alyson@azzopardiproperty.com.au) or phone 0433 398 247.