

8 Hallett Place, Kambah, ACT 2902

Sold House

Monday, 28 August 2023

8 Hallett Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 107 m2

Type: House



Alisa Lawrence
0261624141

\$800,000

With the beauty of Mt Taylor perched in the distance and a sprawling green belt reserve at the end of a quiet, secluded pocket, Number 8 Hallett place is a winner from back to front. A 'walk in nothing to do' offering, loaded with an abundance of light and sun, framed by well maintained, established gardens. The sun filled living room flows into a casual meals area with a well-appointed, renovated kitchen and sliding door access onto a generous, open air, outdoor, entertaining area. The bathroom, ensuite and laundry are tastefully renovated, and all 3 bedrooms have built in robes with the master segregated from the other 2. An added bonus is the wide range of parking options for many vehicles including single garage, tandem carport and loads of additional space at the front of the home. Tailor-made for those seeking an easy-care lifestyle in a super convenient location and ideal for the first homebuyer, downsizer, investor or builder seeking a dual occupancy opportunity. LOCATION: -highly regarded Taylor Primary, a 5 minute walk with safe underpass access to the school -picturesque walking trails of Mt Taylor at your doorstep -very short walking distance to Kambah Village, Burns Club and sporting fields -quick and easy access to Woden from Sulwood Drive and to the Tuggeranong and City Center's from the Tuggeranong Parkway ADDITIONAL HIGHLIGHTS: -tastefully renovated single level home -centrally and conveniently located -sun filled living area with roller blinds -morning sun in the meals area and kitchen -timber floors -renovated kitchen features Caesar stone bench tops, generous cupboard space, track lighting and stainless-steel appliances including fridge (included in the sale) Please note: the pendant lights above the kitchen bench are for presentation and are not connected. -renovated bathroom with separate WC -renovated laundry with built in cupboards -ducted gas heating and evaporative cooling (both approx. 5 years old) -segregated master bedroom with built in robe and honeycomb blinds -bedroom 2 - built-in-robe and timber blinds -bedroom 3 - built in robe and honeycomb blinds -recently painted -sliding door access to a large, paved entertainment area -single metal garage -tandem carport -large stencilled concrete parking area at the front perfect for caravan, boat and larger vehicles -private, secure backyard -veggie garden beds -garden shed -well maintained, easy care landscaped gardens ADDITIONAL INFORMATION: Block: 4 Section: 315 EER: 0.5 Year Built: 1974 Living area: 103m² Block Size: 732m² Land value: \$502,000 (2022/2023) Land Rates: \$2,650 per annum Land Tax: \$4,209 per annum (paid only if leased) Rental appraisal: \$635 - \$650 per week All measurements and values are approximate. *Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.