

# 8 Loder Place, Kambah, ACT 2902

LUTON

## Sold House

Saturday, 18 November 2023

8 Loder Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 560 m2

Type: House



Tim and Justine Burke  
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## Contact agent

Appealing in so many ways, this three bedroom plus study dual occupancy home promises a lifestyle of convenience with local shops, schools and nature trails within walking distance and the Tuggeranong Town Centre only a short drive away. Sitting at the front of the block in a peaceful and friendly cul-de-sac, the home has lovely street appeal and ample off-street parking. Internally there is nothing to do but move in and unpack, with modern inclusions and fixtures throughout. The generous lounge and dining areas surround the central kitchen, which has been updated and offers good bench and storage space. There is easy access to the covered rear deck which provides a lovely spot to enjoy outdoor entertaining in the warmer months, and there is a spacious fully enclosed yard that offers enough space without requiring too much maintenance. Ideal for families or couples who like a bit of extra space, the home offers three bedrooms all with built-in wardrobes, plus a sizeable study, all with easy access to the updated family bathroom or updated ensuite. This well-presented home offers a wonderful opportunity for those looking to secure a move in ready home in a quiet, elevated location. Features:- Elevated position in a quiet cul-de-sac with views to Mt Taylor and the Tuggeranong Valley- Covered front verandah- Updated family home- Generous lounge and dining areas- Updated kitchen- Three bedrooms with built-in wardrobes- Fourth bedroom/study- Updated bathroom and ensuite- Ducted gas heating and 2 reverse cycle split systems- Roller shutters on main bedroom windows- Covered entertaining deck- Enclosed backyard great for kids and pets- Double auto garage plus off-street parking- In close proximity to schools, shops, nature trails and the Tuggeranong Town Centre- Dual occupancy home, no body corporate (shared common property insurance only of \$220 per annum)- Rental appraisal of \$625 to \$675 per week EER: 1.5 Land Size: 560m<sup>2</sup> Living Size: 140m<sup>2</sup> (approx.) Land Rates: \$2,881 p.a (approx.)