

8 Lyne Place, Kambah, ACT 2902

House For Sale

Tuesday, 26 December 2023

8 Lyne Place, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 815 m2

Type: House



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Auction

Nestled toward the end of a quiet cul-de-sac, this beautifully presented family home provides a highly sought-after lifestyle of space, tranquillity, and ease. Showcasing character features, this retreat boasts gorgeous light-filled living areas and endless warmth across a vast layout. It also presents relaxed living and indoor-outdoor entertaining with the in-ground pool and pergola areas, surrounded by established gardens. Situated with easy access to shops, schools and major arterial roads, this magnificent home ticks all the boxes for immediate enjoyment – don't miss your opportunity. REGISTER YOUR INTEREST: <https://prop.ps/l/d1v4SMgrIDHEFEATURES>- Fantastic family home situated in a quiet cul-de-sac- Sunny north facing sunken lounge room with fireplace- Separate dining - Four bedrooms, all with built-in robes- Generous master bedroom with large walk-in robe and modern ensuite bathroom- Recently renovated kitchen with neutral tones, quality appliances, and ample cupboard and bench space- Family room or meals area off kitchen- Modern main bathroom- Separate laundry- Deck and pergola area, great for entertaining- Fully fenced in-ground salt water swimming pool, recently re-lined, and with new filter and pump- Additional pergola area for lounging by the pool- Outdoor pool room with toilet- Fully fenced front yard area, great for children or pets to play- Low maintenance gardens throughout- Secure access to front and back of house, including lots of privacy- Tandem garage with automatic door, lighting, power and work bench- Ideally located close to public transport, schools, shops and Woden and Tuggeranong Town Centres

WHAT THE SELLERS LOVE ABOUT THE HOME

1. Endless room for summer entertaining with family and friends by the pool
2. Warm cosy winter evenings by the fire in the sunken lounge
3. Easy access to the parkway with Woden, Weston Creek and Tuggeranong all within 10mins

STATISTICS (all figures are approximate)

EER: 1.5
Home Size: 163m²
Carport: 44m²
Garage: 35m²
Land Size: 815m²
Construction: 1975
Land Value: \$531,000 (2023)
Rates: \$718 per quarter
Land Tax: \$1,503 per quarter (only applicable if not primary residence)
Rental Range: \$