

**8 Morrison Street, Kambah, ACT 2902**

**MY MORRIS**

**House For Sale**

Thursday, 21 March 2024

8 Morrison Street, Kambah, ACT 2902

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 433 m2**

**Type: House**



Sandy Morris

0420380895

**\$770,000+**

My new owners will love:- My light and bright interior with an abundance of floor to ceiling glass- My central and expansive deck for entertaining- My renovated kitchen with stone benchtops and stainless-steel appliances- My modern bathroom with separate bath - My double secure carport with auto door and off-street parking

What a pleasure it is to inspect this fully renovated and beautifully kept three-bedroom courtyard home. The reworking of the internal space adjacent to the modern kitchen now allows open plan living with an abundance of floor to ceiling glass wrapped around the central and expansive deck. This solar orientation ensures the home is filled with natural light and gorgeous winter sun. The renovated kitchen now includes stone benchtops with island bench, gas cooktop, stainless steel oven, pantry and a large fridge space. The bathroom has been renovated in modern tones; it has a separate bath and the w/c is also separate. The updated laundry now allows an under-bench washer and dryer and bench space. This is a turnkey property where all the hard work is completed and the low maintenance grounds provides enough space for pottering in the garden and room for children and pets to play outdoors. My features include:

Renovated three-bedroom family home in a quiet loop street  
Updated kitchen with stone benchtops including island bench, stainless steel oven, gas cooktop and a pantry  
Lovely light filled living with extensive use of floor to ceiling glass throughout  
Honeycomb blinds to aid the energy efficiency and split system heating and cooling for year round comfort  
Spacious secondary bedrooms both include built in robes and have direct rear garden access  
Heated floors throughout the majority of the home  
Modern bathroom with separate bath, separate toilet and IXL tastic  
Renovated laundry with benchtop and room under bench for washer and dryer  
Sweet front courtyard perfect for enjoying your morning cup of tea!  
Low maintenance rear garden with plenty of room for children and pets to play  
Double secure carport with auto door and off street parking options  
Perfectly positioned with ease of access to Athllon and Drakeford Drives leading to Woden and Tuggeranong

My sales specifics:  
Rental estimate: \$590 - \$610 p/w (approx.)  
Living size: 109m<sup>2</sup> (approx.)  
Carport and shed: 33m<sup>2</sup> (approx.)  
Year built: 1980 (approx.)  
EER: 1.5  
UV: \$355,000 (2023)

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