

9 James Scott Close, Kambah, ACT 2902



House For Sale

Friday, 3 May 2024

9 James Scott Close, Kambah, ACT 2902

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1069 m2

Type: House



Vince Qi

0262952433

Contact Agent

Positioned in an exclusive golf club estate with a Brindabella Range backdrop, this single-level five-bedroom home offers the ideal layout for large families looking for a harmonious balance of private and public spaces. Two distinct wings coupled to huge central living areas create dedicated zones. Occupying the east wing is the voluminous master, with its walk-in wardrobe and palatial ensuite that includes a spa bath. A sizeable second bedroom is co-located in this wing, as is a guest powder room, making it a great option for parents of young children or those looking to carve out a private work-from-home space. The other bedroom wing is quietly tucked away to the rear and has three good-size bedrooms serviced by a family bathroom and conveniently separated toilet with annexed vanity. Between the two wings are highly versatile living spaces that wrap a large outdoor terrace. The formal dining and lounge benefit from beautiful northerly light and have slider access to the alfresco terrace, as does the family/meals area off the efficient and well-equipped kitchen. Set on a quiet street with no through traffic and within walking distance of Murrumbidgee Golf Course, the Bicentennial National Trail and close to Kambah Rock Pool, there are plenty of outdoor activities to keep the family happy. Yet it is also less than 10 minutes to Tuggeranong Town Centre office and retail precinct.

FEATURES

- Large family home in Gleneagles Estate
- 1069m² block
- Northerly aspect to living areas
- Potential for pool and outdoor kitchen
- Formal entry
- Garden views from every room
- Kitchen with gas cooktop, electric wall oven, dishwasher and walk-in pantry
- Excellent storage throughout
- Ducted gas heating and evaporative cooling
- Large laundry with external access
- Double automated garage with internal access
- Separate storage room with external access
- Easy care landscaped gardens
- Secure rear yard

PROXIMITY

- Murrumbidgee Country Club
- Bicentennial National Trail
- Kambah Rock Pool
- Kambah Village shopping centre
- Kambah IGA
- South Point Tuggeranong Shopping Centre
- St Thomas Primary School
- Taylor Primary School
- Wanniasa Senior School
- St Mary Mackillop College

STATISTICS (all measures/figures are approximate):

- Build Year: 1994
- Block 18 Section 21
- Land size: 1069.00 sqm
- Home size: 290.30sqm (Internal living space: 242.10sqm + Garage: 48.20sqm)
- UV (Unimproved value): \$623,000 (2023)
- Rates: \$875.48pq
- EER: 2.0
- Rental appraisal: \$840.00 - \$890.00 per week unfurnished