

9 Kavel Street, Torrens, ACT 2607

House For Sale

Tuesday, 26 December 2023

9 Kavel Street, Torrens, ACT 2607

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 669 m2

Type: House



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Pre-Market Exclusive

If location and long-term potential with the ease of low maintenance living are high on your wish-list, this home is not to be missed. Well positioned on a flat parcel of land, with a sun-drenched living area and beautifully renovated open-plan kitchen, this home is ready to move in and enjoy whilst offering the scope to further modify or extend. Situated in a quiet street within walking distance to Torrens shops and schools, and only a short drive to Woden Town Centre. REGISTER YOUR INTEREST HERE: <https://prop.ps/l/qcR2V8YUHW7a> FEATURES-? Easy care home on a flat parcel of land-? Lovely north-facing aspect-? Three generous bedrooms, one with built-in robes-? Updated bathroom with separate toilet-? Sun-drenched open plan living, dining and kitchen-? Beautifully renovated kitchen with Blackbutt benchtops (Thor's Hammer), quality appliances, and ample cupboard space-? Double glazed windows throughout-? Ducted reverse cycle heating and cooling-? Fully fenced large backyard with garden shed-? Single carport-? Walking distance to Torrens shops, Torrens Primary School and Sacred Heart Primary School-? Close to Marist College, Melrose High School, Southlands shopping centre and Woden Town Centre WHAT THE SELLERS LOVE ABOUT THE HOME 1. The quiet and friendly street - Kavel Street is a lovely community and we love how peaceful it is. It's great being only a short walk to the trails on Mount Taylor and the ovals in Pearce and Torrens. 2. The open kitchen and living area - We love the light and open living area with big north-facing windows. 3. The big backyard - It feels so spacious to have a big backyard. It's perfect for kicking a ball with kids and pets. STATISTICS (all figures are approximate) EER: 2.5 Home Size: 96m² Carport: 19m² Land Size: 669m² Land Value: \$792,000 (2023) Construction: c1960 Land Rates: \$1,010 per quarter Land Tax: \$2,233 per quarter (only applicable if not primary residence) Rental Range: