

9 Lovegrove Place, Kambah, ACT 2902

House For Sale

Thursday, 30 May 2024



9 Lovegrove Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 828 m2

Type: House



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Auction 22/06/2024

Imagine a life where every day you wake up, open the front door, meander along leafy tree-lined streets and begin your day with a walk on one of Canberra's best-known walking trails, Mount Taylor. Well, that is just a tease of what 9 Lovegrove Place, Kambah has to offer. On the high side of the cul-de-sac, and overlooking the Brindabellas, lies this easy-care, sun-drenched, split-level brick veneer home that embraces a generous L-shape lounge and dining room together with a sunroom. Step up and step inside upon floating timber floorboards that are complimented by contemporary window furnishings and a neutral colour theme flowing throughout. The remodelled kitchen is well appointed with an abundance of overhead and under cabinets plus a large pantry. Complimented by electric cooking appliances, a dishwasher and a large breakfast bar this kitchen supports modern living with its natural flow to the dining and living areas. The three bedrooms are separated from the main living room, are generously sized and feature plenty of natural light, creating a warm and inviting atmosphere. The extensive master includes built-in robes and additional storage is made available within the full-size laundry and linen closet. The expansive backyard offers a private retreat for outdoor gatherings, gardening, harvesting, or simply basking in the sunlight. Create unforgettable memories with friends and family in this inviting space. With the simplest access to main arterial roads, bus stops, schools and shopping centres, commuting home is a breeze. Whether you are looking for a home where you can just move in or a quality investment, then be sure to make this home top of your must-see list. Simply, book your inspection with Lisa Silberberg on 0416 227 666 and see how 9 Lovegrove Place, Kambah can work for you too. The Perks: • Lounge room, dining • 3 bedrooms with ceiling fans • Double metal carport + carport secure storage • Elevated position overlooking mountains • Quiet cul-de-sac location • Sunroom adjacent private bedroom with external deck access • Floating timber floorboards and neutral colour themes • Reverse cycle heating and cooling + ducted gas heating • Gas hot water • Full pantry, overhead storage and breakfast bar • Electric cooking appliances • Surrounded by quality homes • Close to quality schooling • Easy access to main arterial roads • Access to main business districts with close public transport The Numbers: • House 106m² • Double carport & Garden Store 46m² • Sunroom 11m² • Block 828m² • Land Tax: \$4919 per annum approx (if rented) • Rates: \$2,955 per annum approx