

**9 Ormerod Place, Kambah, ACT 2902**

**THE AGENCY**

**Sold House**

Thursday, 11 January 2024

9 Ormerod Place, Kambah, ACT 2902

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 680 m2**

**Type: House**



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**\$799,990**

Presenting fresh contemporary fusion, your three-bedroom retreat on an expansive 680m<sup>2</sup> parcel of land in Kambah, ticks all the boxes and tugs at the heart strings. Alongside inviting bedrooms, this family home includes an additional rumpus area and a home office or study area. Walking through the front door to the heart of your home: an open-plan kitchen, family, and meals area your eye is drawn to the newly appointed kitchen that has been thoughtfully crafted with colour themes tying into the bathroom and laundry palette. The kitchen also oversees the additional rumpus where a glass sliding pass-through can be used to offload fresh tasty treats to the homes second entertaining area or bbq produce that can be prepared on the spacious deck off to the right. The bathroom and laundry have been updated and show continuity of the themes from the living area, more ticked boxes! Whilst viewing the property, it will leave you scratching your head on what needs to be done before moving right in. That sounds like a nice problem to have when considering your next purchase. Kicking your feet up and taking in the vistas of the Brindabella Mountain range and nearby Mt Arawang from the rear deck springs to mind. Both front and rear gardens are low maintenance but there is size to challenge your green thumb. This property goes beyond being a house; it's a welcoming haven for first-time homeowners or those craving additional space that apartment living is just not giving. As the sun sets over the Brindabellas, revel in the warmth of your retreat, where stories unfold effortlessly, and dreams find a comfortable space. But be quick, this home will garner some well-deserved competition. Key Features: - Fresh throughout, clean lines and modern touches - Spacious 680m<sup>2</sup> land parcel - Additional rumpus room/home office - Open-plan kitchen, family, and meals area - Ideal for first-time homeowners or those in need of extra space - Inviting bedrooms - Homely charm Your ideal home is waiting to unfold its story with you! Act fast before it's too late! Property Details: Year of Construction: Circa 1971 Living Area: Approximately 96.7sqm Glassed in Patio: 47.1sqm Timber deck: 12sqm Garage Area: Approximately 36sqm Carport: 17.6sqm One car space to garage and one under carport Energy Efficiency Rating (EER): 1.5 stars Block Size: 680sqm