

# 9 Stieglitz Circuit, Kambah, ACT 2902

MY MORRIS

## House For Sale

Friday, 10 November 2023

9 Stieglitz Circuit, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 770 m2

Type: House



Sandy Morris  
0420380895



Zac Morris  
0432141648

**\$860,000+**

My New Owners Will Love:-  
• My 6 star energy rating with double glazed windows  
• My oversized rooms including insulated downstairs music/rumpus  
• My wonderful neighbours and quiet street location  
• My renovated bathroom and ensuite  
This wonderful property has all the ingredients of the perfect first home and the list of inclusions are endless. To have a 6 star energy efficiency rating in a home of this age is a rarity and the present owner, who has lived here for 35 years, has ensured that it is a beautiful and comfortable space. It is located in a quiet loop street with lovely neighbours and the elevation provides wonderful north facing views of Mt Taylor and ensures beautiful endless winter sunshine to the living area and updated kitchen. All the internal living spaces are generous in size, including a dining room that would accommodate the largest of family gatherings, and downstairs there is a sound insulated music room that would make a perfect rumpus or pool room. Externally, the established gardens are low maintenance with fruit trees and a large selection of Australian native plants attracting beautiful birds such as the family of bower birds that visit in the Autumn. There are multiple water tanks to take care of the gardens. Car accommodation is provided by a large double garage with workshop space and drive through access to the rear garden. The location is perfect with only a short walk to Lake Tuggeranong, Urambi Hills and the rapid bus on Athllon Drive which takes you to Woden, Canberra City and Belconnen. The Namadgi School, gym, childcare centre, service station and local IGA are only a 15 minute walk and it is only a short bus ride to South Point. My features include:-  
• Spacious three bedroom ensuite home in a quiet loop street  
• Incredible 6 star energy rating with 1.4kw of solar ensuring low energy bills  
• Ducted reverse cycle heating and cooling ensuring comfort year round  
• Double glazed UPVC windows with slide and tilt turn options  
• Oversized rooms including queen sized second bedroom  
• Insulation to the walls, floor and ceiling  
• External shutters to all windows  
• Renovated bathroom, ensuite and kitchen  
• Covered outdoor shade room with a pretty outlook  
• Custom removable, insulated canvas inserts over patio area  
• Privacy film to the street facing windows  
• Gorgeous Australian native gardens with an array of visiting bird life  
• Paved outdoor area overlooking the garden  
• Endless walking trails in the Urambi Hills at your doorstep