

# 95 Kambalda Crescent, Fisher, ACT 2611

## House For Sale

Friday, 1 March 2024

95 Kambalda Crescent, Fisher, ACT 2611

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1024 m2

Type: House



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## Auction

Combining the best of location and lifestyle, this unique home with approx. 277m<sup>2</sup> of internal living space and a further 87m<sup>2</sup> of integrated outdoor entertainment areas, sits on approx. 1,024m<sup>2</sup> of level land directly accessing Fisher Reserve and nature trails. It is only a short walk to local shops and schools, 5 minutes' drive to Hindmarsh Drive and Tuggeranong Parkway and 10 minutes to any of Woden, Cooleman Court or Tuggeranong town centres. Privately built in 1971, this brick home was largely extended by the present owner to a design by architect Dr Barry Roantree. The home has recently been updated, and is perfect to live in while planning future upgrades, or simply move in and enjoy its many charms.

**INTERNAL FEATURES** Internally, the house has three distinct sections providing flexibility and versatility in its use.

**Main living section:**

- Four bedrooms comprising a main bedroom with built-in wardrobes and an ensuite bathroom and three good sized rooms one with built-ins. All have ceiling or wall fans and one has an air-conditioner;
- large main bathroom with walk in shower and a full-sized spa bath;
- Centrally located large kitchen with a long island bench, abundant cupboard and drawer storage and an adjacent meals area;
- Large family room with ceiling fan, TV nook, built-in cupboards and shelf storage;
- Built-in bookshelf lined library with vaulted ceiling and skylights; and
- Ducted gas heating throughout – renewed in 2022.

**Formal and Entertaining areas**

- Three stairs go up to the formal lounge and to the formal dining room both with polished hardwood floors and both accessing the double-sided externally flued brick fireplace with hearth. Ducted reverse cycle air-conditioning installed; and
- A large wooden external deck (7.9m x 3.7m) runs the length of the lounge room with a walkway joining it to a large concrete deck between the two wings of the house.

**Downstairs**

- Separate laundry;
- Self-contained fifth bedroom with own bathroom and small kitchenette;
- Rumpus room with entry to back yard. Gas heater installed;
- Underground wine and preserves cellar;
- Fully functional workshop with three phase electric power, large central and side benches, shelving and a sink. Door opens to back yard; and
- Storeroom adjacent to workshop.

**Outside the rumpus room is a broad, paved, under-cover sitting area.**

**EXTERNAL FEATURES** At the front of the house is:

- Verdant couch & fescue grass lawn with no-maintenance, drought resistant gardens and climbing roses;
- Mature fruit (apple, blood plum) and nut (almond) trees;
- Single carport at side of house and adjacent paved parking area;
- Gravelled parking bay at street frontage; and
- 27 solar panels producing 5.1 KW useable power. A separate solar hot water system is on the roof of the back wing of the house.

**At the back of the house is:**

- Broad flat couch grass lawn stretching to a see-through chain-wire fence and the reserve immediately accessible through the back gate;
- Lockable 30 square metre garage (4.1m x 7.3m) accessible through carport and rear gate;
- Four capacious raised vegetable garden beds with reticulated irrigation and automatic timer; and
- Mature fruit trees – William pear, apricot and nashi.

**Close by**

- Fisher Reserve lies between Mt Taylor and Mt Arawang-Cooleman Ridge Reserves with all being easily accessible across tracks and trails and an underpass at the Tuggeranong Parkway. 10 – 15 minute walk;
- Several walking and running tracks through Fisher reserve, with up to an hour loop;
- 5 minute walk to Fisher shops, 10 minute walk to Arawang Primary School and Mt Stromlo High School. 10 minute drive to each Cooleman Court and Woden shopping centres; and
- Easy access to Canberra's arterial roads.

**WHAT THE SELLER LOVES ABOUT THE HOME**

1. The freedom our children had to safely play in the reserve, to build cubbies and to fish for yabbies in the small Fisher dam.
2. The welcoming vibe of the house when entering – like a warm hug.
3. Great neighbours.

**STATISTICS** (all figures are approximate)

EER: 0  
Home Size: 277m<sup>2</sup>  
Carport: 19m<sup>2</sup>  
Garage: 30m<sup>2</sup>  
Land Size: 1,024m<sup>2</sup>  
Construction: 1971  
Rates: \$902 per quarter  
Land Tax: \$2,166 per quarter (only applicable if not primary residence)  
Land Value: \$768,000 (2023)  
Rental Range: \$860 - \$880 per week