

96 O'Halloran Circuit, Kambah, ACT 2902

MY MORRIS

Sold House

Monday, 14 August 2023

96 O'Halloran Circuit, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

\$1,025,000

My new owners will love: - Extensively upgraded home optimised for comfortable living year round - Resort style amenities offering a relaxed lifestyle - Move-in ready - absolutely nothing left to do - Fabulous list of inclusions - a one-of-a-kind offering It is evident upon entry that no expense has been spared in the considered and extensive upgrades and renovations of this gorgeous four-bedroom ensuite home. A true lifestyle opportunity, the home comes complete with a quarter basketball court and swim spa; it will be an absolute dream for families who love to entertain. The extent of the upgrades can be seen in every single detail and set it apart from everything else available on the market. With an extensive list of wonderful inclusions, the creature comforts on offer have been implemented with functionality, practicality and everyday family living in mind. Beautifully renovated internally and upgraded for optimised comfort throughout the seasons, you will enjoy gorgeous light filled living year-round. Comfort is ensured with:

- Brivis ducted heating and cooling (6-star energy rating installed 2018)
- Sun inverter with 10-year warranty Huawei brand
- Double glazed windows - Aluplast Thermotek (installed 2021)
- Arlec smart ceiling fans installed in all bedrooms (with app control and Google Assistant and Alexa compatibility)
- Thermann continuous flow hot water system (6 star 26L)
- External roller shutters installed for insulation and privacy
- SmartStrand carpet with cloud 9 underlay

Designed with seamless indoor to outdoor flow at the forefront, double glazed sliding doors provide access from the dining space to the expansive rear deck. Built for year-round entertaining, this elevated space comes complete with cafe blinds, heaters, ceiling fans and privacy screening and acts as an extension of the internal living space. An absolute dream for kids and adults alike, the V-Stream Swim Spa (with external heat pump) will provide endless hours of fun for the whole family throughout the year. Frameless glass fencing encloses this space for a premium finish to the area. The unobstructed view allows you to relax and unwind on the deck while you watch the children play and shoot hoops on the custom built quarter basketball court. Truly one-of-a-kind, this home offers every conceivable extra and should be on your list of properties to inspect when quality and resort style living are all on your list of features for your next purchase. Be sure to inspect 96 O'Halloran Cct, Kambah if you appreciate a stylish and curated way of life. Internal features include:

- SmartStrand carpet with cloud 9 underlay
- Brivis ducted heating and cooling (6 star energy rating installed 2018)
- Sun inverter with 10 year warranty Huawei brand
- Double glazed windows - Aluplast Thermotek (installed 2021)
- Arlec smart ceiling fans installed in all bedrooms (with app control and Google Assistant and Alexa compatibility)
- Thermann continuous flow hot water system (6 star 26L)
- SmartStrand carpet with cloud 9 underlay
- Renovated kitchen with stainless steel appliances, gas cooktop and large fridge space
- Yale Digital Smart lock for ease of entry
- Renovated family bathroom and ensuite bathroom
- Floor to ceiling glass throughout for natural light
- IXL Tastic Easy Duct Triumph 3 In 1 Bathroom Heat Fan Light in bathroom and en-suite

External features include:

- Tesla car charger installed 2022
- Tesla battery installed 2022 with 10 year warranty, currently under the Tesla Energy Plan Virtual Power Plant
- 21 Trina solar panels 15 year full product warranty and 25 year performance warranty
- Signature V-STREAM Series 2 Swim Spa with external heat pump for fast more efficient heating. Installed in 2020, 5 year warranty
- Folding arm awning over the swim spa
- External roller shutters installed for insulation and privacy
- Double lock up garage and additional double carport

My specifics: Living size: 151m² Garage size: 43m² Block size: 862m² Year built: 1975 EER: 2.5 stars UV: \$554,000 Rates: \$2,894 Land tax: \$4,777 (if rented)