

# 99 Learmonth Drive, Kambah, ACT 2902



## House For Sale

Thursday, 16 May 2024

99 Learmonth Drive, Kambah, ACT 2902

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Area: 2095 m2**

**Type: House**



Oliver Muscat

1,500,000+

Gracing a substantial 2095 sqm block of land on the high side of the street, this grand family retreat offers an unparalleled lifestyle with a perfect fusion of space, amenities, and fabulous views. The peaceful surrounds of the Urambi Hills Nature Reserve serve as the stunning backdrop to this home and offer a connection to nature, right from your doorstep. Spanning an impressive 316 sqm across the main living floor, this unique residence boasts six spacious bedrooms, three bathrooms, and four large living areas, providing extensive and flexible living space for large families and their guests. Segregated and private, the master bedroom boasts a full size bathroom and walk-in wardrobe. Three additional double-size bedrooms all have fitted wardrobes and are located within the bedroom wing of the home. Bedroom number 5 offers flexibility as a media room/home office or additional living space being located adjacent to the formal living area of the home. The downstairs accommodation offers bedroom number six and could be the perfect teenager retreat! The kitchen/living area is a thoughtfully designed space that seamlessly integrates modern family living with panoramic views across the valley. The wrap-around balcony is accessed via floor to ceiling sliding windows that flood the room with natural light. A built-in study area and huge walk-in pantry add to the value of this fabulous space. A unique feature of this property is the traditional wooden sauna with its own shower/powder room, offering a spa-like experience with convenient access to the pool and entertaining area. This outdoor space is perfect for hosting gatherings or unwinding against the backdrop of your own in-ground pool with views to the nature reserve. Venturing to the highest point of the block is an original tennis court/flat play area enjoying elevated views and a opportunity to enjoy the spectacle of the bushland position. The residence also features a double garage with internal access, providing ease and security for vehicle storage whilst boasting a workshop area, suspended storage management and powder room. The lower level accommodation/rumpus, includes a living/bedroom area, kitchenette, shower room, and separate, private access, offering flexibility for the teenage retreat, extended family stay guest accommodation or a home business opportunity.

**Key Features**  
6 Bedroom home  
3 Bathrooms to upper level  
4 living areas to upper level - Comprising of a formal lounge/dining with traditional open fireplace, drinks prep area and patio access - Informal living area with patio access - Family area with slow combustion wood-burning fireplace - Open plan kitchen/living area with patio and views  
Huge laundry with entire wall of built-in cupboards and courtyard access  
Rumpus with kitchenette and shower room (set-up as bedroom/living area) on lower level  
Traditional Wooden Sauna with shower room and garden access  
Covered entertaining area to rear garden  
Inground pool  
Original Tennis court/flat play area  
Valley Views  
Direct Access to Urambi Hills Nature Reserve  
Gas ducted heating  
Multiple split system air conditioning  
New carpets throughout  
Freshly painted throughout  
North Facing Aspect  
Short drive to Tuggeranong Town Centre  
Short drive to Primary and High Schools  
Close to public transport