

99 O'Halloran Circuit, Kambah, ACT 2902

MY MORRIS

House For Sale

Thursday, 11 January 2024

99 O'Halloran Circuit, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 811 m2

Type: House



Zac Morris

0432141648

Auction

My new owners will love:- The generous floor plan offering over 120m² of internal living- Floor to ceiling windows throughout for endless natural light- Double glazed windows for great energy efficiency- Designed by highly regarded architect Gary Willemsen Willemsen designed homes are known for their timeless and iconic architecture and are synonymous with solar passive orientation, outdoor connection and energy efficiency. True to the Willemsen mantra, the home is furnished with floor-to-ceiling windows for beautiful light filled living and a way to bring the outdoors in. It is evident the home has been expertly designed, as you will notice the fluidity of the floor plan and the connection to the outdoors. Set back from the street, the enclosed courtyard screens the home and creates privacy and peace of mind and provides covered access from the large double garage. To the side of the home, you will find a paved space and large covered pergola surrounded by pretty gardens - the perfect spot to host family and friends! To the rear there is plenty of space for children and pets to play on the lush grass, with surrounding veggie gardens. The considered north-east aspect of this home ensures gorgeous natural sunlight through the living spaces, kitchen and bedrooms, while raked ceilings enhance the feeling of space and add character throughout. Light filled, private and immaculately maintained, this truly feels like home. If you have been looking for a lovely home that offers something a little special, be sure to inspect 99 O'Halloran Cct, Kambah. My features include:

- Gorgeous living area with floor to ceiling windows and raked ceilings
- Ducted gas heating, evaporative cooling and ceiling fans installed for your comfort
- Immaculate presentation inside and out
- Updated kitchen with gas cooktop, pantry and great storage space
- Generous bedrooms all include built in robes
- Double glazed windows with flyscreens
- Great EER with additional insulation
- Various outdoor spaces - perfect for entertaining and for children to play
- Double garage with automatic roller door
- Great location, just a short walk to local schools, shops and parks

My specifics: Living size: 123m² Block size: 811m² Year built: 1975 UV: \$531,000 Rates: \$2,970 p/a