

**10 Bolden Place, Kambah, ACT, 2902**



**House For Sale**

Thursday, 12 September 2024

10 Bolden Place, Kambah, ACT, 2902

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Bree Currall  
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Chloe Lindbeck

## Stunning Family Home with Stunning Brindabella Views at the Foot of Mt Taylor

Nestled in a peaceful cul-de-sac, this beautifully maintained 4-bedroom, 2-bathroom family home offers stunning mountain vistas and a rare combination of space, comfort, tranquility and family functionality. Built in 1976 and thoughtfully extended, the home reflects the care and attention of its owners, who envisioned it as their forever home. Adjacent to parkland with a children's play area and with easy access to walking trails on Mt Taylor, this property is designed to make the most of its natural surroundings.

The spacious interior is perfectly crafted for family living, offering multiple living areas, a large kitchen with European appliances, pyrolytic oven, a walk-in pantry, and a generous island bench ideal for casual meals and entertaining. The living area features large windows that capture breathtaking views of the Brindabellas, allowing you to enjoy stunning sunsets. With zoned ducted reverse cycle electric air conditioning, gas heating, a cozy open fireplace, and a rumpus room under the house, this home provides comfort and charm throughout. Every window reveals tranquil garden views, enhancing the serene environment.

The sprawling 1,136sqm block features a fully fenced, beautifully landscaped garden, bursting with established fruit trees including apple, pear, and lemon, balanced with paved pathways and a large outdoor entertaining area. The home has abundant storage throughout, external awnings for temperature control, and a carport with a lock-up garage. This is truly a forever home, ready for its next family to move in and enjoy.

### Features:

- \* 4 bedrooms, 2 bathrooms, double carport and double lock up garage
- \* Stunning Brindabella views
- \* Quiet cul-de-sac next to parkland with play area
- \* 11 solar panels for energy efficiency
- \* Spacious living areas, including a rumpus room under the home
- \* Large kitchen with European appliances and island bench
- \* Walk-in pantry and abundant storage including cleverly designed corner cupboards with pull out shelving to maximise use of space
- \* Ducted gas heating & zoned reverse-cycle air conditioning
- \* Expansive outdoor entertaining area, front patio and rear deck
- \* Fully fenced, landscaped garden with beautifully established trees
- \* 13,500 litre water tank
- \* Easy access to Tuggeranong Parkway
- \* Access to Mt Taylor walking trails at the top of your street

Rates: \$3,027pa (approx.)

Land Tax: \$5,076pa (approx.)

UCV: \$520,000 (2023)

EER: 0.5

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