

**10 Eton Place, Kambah, ACT, 2902**

**House For Sale**

Thursday, 1 August 2024



10 Eton Place, Kambah, ACT, 2902

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Fantastic opportunity in Kambah

If location and long-term potential with the ease of low maintenance living are high on your wish-list, this home is not to be missed. Offering a great practical layout with spacious living areas, updated kitchen and bathroom, and a private yard with established gardens, there's nothing to do but move in and enjoy. Within walking distance to Kambah Adventure Playground and the local IGA and only a short drive to Tuggeranong and Woden Town Centres.

### FEATURES

- Single level home in a quiet location
- Three generously sized bedrooms, all with built-in robes
- Spacious, open plan living and dining area
- Updated kitchen with quality appliances and good storage
- Updated bathroom
- Ducted reverse cycle heating and cooling
- Separate reverse cycle heating and cooling to living area
- Gas wall furnace in lounge room
- Large, paved area for entertaining
- Established gardens with veggie patches
- New carpet and freshly painted throughout
- Solar panels with 6.99kw battery
- Oversized double garage with automatic door
- Short walk to Kambah Adventure Playground and the local IGA
- Proximity to Kambah Village, Drakeford Drive shops and Urambi School
- Short drive to Tuggeranong and Woden Town Centres and arterial roads to the city

### WHAT THE SELLER LOVES ABOUT THE HOME

1. Location - so many amenities nearby, and so easy to get onto the Tuggeranong Parkway to get anywhere.
2. Aspect - winter sun coming into the front of the house makes for cosy Sunday mornings.
3. Community - the neighbours are wonderful, and Kambah is such a great place to live.

### STATISTICS (all figures are approximate)

EER: 1.0

Living Area: 109m<sup>2</sup>

Garage: 39m<sup>2</sup>

Land Size: 1,031m<sup>2</sup>

Construction: 1974

Land Value: \$510,000 (2023)

Rates: \$721 per quarter

Land Tax: \$1,352 per quarter (only applicable if not primary residence)

Rental Range: \$650 - \$670 per week