

106 Learmonth Drive, Kambah, ACT, 2902

House For Sale

Wednesday, 18 September 2024

106 Learmonth Drive, Kambah, ACT, 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Spacious home with lovely views

Move in just in time for Christmas and enjoy hosting this year with generous living spaces and a fantastic entertaining deck that provides lovely views of the mountains. Sitting proudly in one of Kambah's most sought after streets, the home includes four generous bedrooms, two bathrooms plus a powder room and plenty of energy efficient features that will make your day-to-day living a breeze.

The home takes advantage of the elevated block with a clever split-level design that creates a versatile space perfect for accommodating the diverse needs of multigenerational families and their guests. As you enter via the formal entranceway you are greeted by a generous L-shaped lounge and study area, the master suite plus a second bedroom. For your convenience, there is a powder room located on this level.

As you descend downstairs, you will discover two additional living spaces, complemented by a well-appointed kitchen and dining area. Additionally, there are two more bedrooms and a beautifully renovated family bathroom, which cleverly incorporates a European-style laundry.

The home boasts a newly installed ducted, reverse cycle heating and cooling system, ensuring comfort throughout the year. To enhance energy efficiency and maintain a cosy atmosphere, the windows are double glazed while the front windows boast electric shutters, this thoughtful design ensures that your family stays comfortable in every season.

With views to dream of, the newly built, raised timber deck epitomises family entertaining with effortless access achieved from the kitchen via the family or rumpus rooms. There is plenty of space for the barbeque and an outdoor dining setting where you can sit and enjoy watching the kids play on the grass. The backyard is very private, with Colorbond fencing, an additional large paved entertaining area, established trees and plantings, rock garden borders and even some raised veggie beds.

Out the front, established trees create a private façade, with plenty of additional parking in the driveway and double garage that includes remote and internal access for your convenience and peace of mind. The home is located in the central and family-friendly suburb of Kambah, within walking distance to Urambi Hills Nature Reserve, and just moments from Tuggeranong Town Centre and the City.

- ☑ Generous family home with lovely views
- ☑ Four large bedrooms with built-in robes
- ☑ Lounge, dining, family and rumpus rooms
- ☑ Kitchen has quality appliances, marble benchtops
- ☑ Renovated bathroom with European style laundry
- ☑ Updated, ducted R/C A/C still under warranty
- ☑ Fabulous deck accessed from family and rumpus
- ☑ Private yard, veggie beds, established greenery
- ☑ Double garage with remote and internal access
- ☑ Private façade, plenty of off-street parking
- ☑ Central location, walking distance to nature reserve

The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.