

**11 Simson Pl, Kambah, ACT, 2902**

**MY MORRIS**

**House For Sale**

Thursday, 18 July 2024

11 Simson Pl, Kambah, ACT, 2902

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Light-filled entry level home with gorgeous gardens

My new owners will love:

- ☑️Expansive block at the end of a cul-de-sac in a wonderful neighbourhood
- ☑️Great north-eastern aspecting for light-filled living year round
- ☑️Double glazing throughout and solar system installed for efficiency
  - 5000 lt water tank for the upcoming warmer months
  - Infinity gas hot water system

Positioned on an expansive block of over 920m<sup>2</sup>, in a whisper quiet cul-de-sac, this bright and airy three-bedroom home offers an excellent opportunity for those looking to enter the market in a fantastic location.

Upgraded throughout with everyday liveability at the forefront, the home is furnished with double glazed windows for comfort year-round and increased energy efficiency. Thoughtfully aspected, the living area perfectly faces north-east for endless natural light throughout the seasons. The adjoining kitchen has been updated and comes complete with stainless steel dishwasher, pantry and good storage options.

Enclosed by colorbond fencing, the spacious, beautifully maintained rear gardens offer a perfect spot for entertaining and for children to play and explore. With something for everyone in the family, you'll appreciate the established plantings (including stunning camellias), veggie patch, the generous covered entertaining area, and the purpose-built chicken coop.

Beautifully maintained, energy efficient and move-in ready, this is a wonderful opportunity to secure the perfect entry-level property in a great location. If you have been searching for something to call your own, be sure to inspect 11 Simson Place, Kambah.

My additional features include:

- ☑️Beautiful street presence, with new rendering completed in 2022
- ☑️Wonderful entertaining area with wood look tiles and cafe blinds
- ☑️Stunning and manicured gardens with an array of gorgeous plantings
- ☑️Split systems installed for year-round comfort
- ☑️Updated bathroom with separate toilet
- ☑️Single carport, off-street parking options and large outdoor storage shed
- ☑️5kw solar system with inverter for efficiency and reduced utility bills
- ☑️Gutters and fascias replaced in 2022

My specifics:

Living size: 101m<sup>2</sup>

Block size: 924m<sup>2</sup>

UV: \$568,000

Rates: \$3,173 p/a (approx)

Land tax: \$5,400 p/a (if rented)