

12 Bissenberger Crescent, Kambah, ACT, 2902

MY MORRIS

House For Sale

Thursday, 5 September 2024

12 Bissenberger Crescent, Kambah, ACT, 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

My light and bright offering at the base of Mt Taylor

My new owners will love:

- ☑two spacious light filled living areas;
- ☑bright and freshly painted interior and new flooring throughout;
- ☑outdoor bliss amongst beautiful gardens;
- ☑energy efficiency with a 5.6kw solar system; and
- ☑prime location.

Nestled on a generous 1040sqm corner block in the sought-after north-east Kambah area, 12 Bissenberger Crescent offers a perfect blend of comfort, convenience, and community. This established, quiet residential neighbourhood is known for its strong community atmosphere and is surrounded by an extensive network of green spaces, playgrounds, and walking/bike paths.

This beautiful three-bedroom ensuite home is designed for ultimate family living and comfort. Enjoy the expansive north-facing informal living area, where large windows flood the space with natural light, creating a warm and inviting atmosphere. There are picturesque garden views from most rooms in the home, making everyday living pleasurable.

The private rear patio is a true oasis, perfect for entertaining guests or simply unwinding amidst the beautifully maintained garden. Whether you're hosting a summer barbecue or enjoying a quiet morning coffee, this outdoor space is sure to become your favourite retreat.

Practicality meets convenience with ample storage in the garage and direct house access under the roofline. The home is equipped with a 5.6kW Jinko solar system, ducted heating throughout, and a reverse cycle a/c unit in the lounge/dining area.

Located in the vibrant suburb of Kambah, just a short stroll to Mt. Taylor's walking trails and upcoming bike path and close to local amenities, including Mannheim St Café, corner store, Montessori pre-school, and the sought after Taylor Primary School. Woolworths, Coles, and the IGA are within a five-minute drive, with easy access to Tuggeranong, Woden, Coleman Court, Canberra City, and the highway to the ski fields!

Don't miss this ideal opportunity to secure a comfortable family home in a highly desirable location.

Sales specifics:

Living size: 138.93m² (approx.)

Garage: 27.95m² (approx.)

Year built: 1976 (approx.)

EER: 2.5 stars

UV: \$584,000 (2023)

Land Tax: \$5,778 p/a (approx.)

Rates: \$3,146 p/a (approx.)

Disclaimer

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