12 Broun Pl, Kambah, ACT, 2902

House For Sale

Monday, 23 September 2024

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Bedrooms: 3   **Bathrooms: 2**   **Parkings: 4**   **Type: House**

Modern cul-de-sac living siding reserve

Located at the end of a quiet cul de sac is this renovated three bedroom ensuite home with fabulous outdoor entertaining choices and great car accommodation. Internally, it is decorated in neutral tones, faces north providing lovely natural light and great winter sun. The modern kitchen overlooks a well thought out rear garden that offers something for everyone including an oversized covered outdoor entertaining deck overlooking a generous backyard with plenty of room for children and pets.

Features include:
• Nicely renovated and presented three bedroom ensuite family home
• Elevated position at the end of a quiet cul de sac with lovely street appeal.
• The renovated kitchen, with ceramic cooktop and stainless steel dishwasher, has a lovely rear garden outlook
• Ducted gas heating throughout and a split system heating/cooling unit to the living room
• Updated bathroom and ensuite
• Master bedroom includes built in robes and ensuite with large shower
• Bedroom two and three include built in robes
• Established evergreen and deciduous plantings to both front and rear gardens
• Expansive, covered rear entertaining deck that is perfect for entertaining
• A generous four-car carport with new automatic roller door plus additional off street parking
• Perfectly located only a few minutes drive to Tuggeranong Hyperdome, Human Services Department and ease of access to Drakeford Drive leading to the City

• EER: 1.5
• Living: 105.50sqm
• Block: 871sqm
• Rates: $3,288.91pa
• Land Tax: $6,136pa (Investors Only)
• UV: $510,000 (2024)

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.