

# 134 McKillop Circuit, Kambah, ACT, 2902



## House For Sale

Thursday, 12 September 2024

134 McKillop Circuit, Kambah, ACT, 2902

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Steve Whitelock

## Spacious | Immaculate | Homely

Perched on the hide side of the street looking out to the north east #134 McKillop offers a larger than most, immaculately maintained 3 bedroom, 2 bathroom home with spacious proportions and plenty of beautiful natural light throughout.

Privately built, a quality home of character and charm, featuring multiple living areas including formal lounge, dining and large family room at the rear spilling out to an entertaining deck and alfresco dining area embraced by private established gardens. Bright airy bedrooms are all a good size complimented by large picture windows framing leafy views from every room. At the hub of the home is a functional kitchen, meals area and separate study/ hobbies room. Completing a fantastic package secure back garden for the kids and pets to play, separate laundry, plenty of car accommodation and off street parking.

Located just moments to local schools, child care, sports fields and Kambah Medical Practice and minutes into Southpoint Shopping Precinct, a wonderful offering to market in a super convenient position. Don't miss your chance to inspect this outstanding home!

Features;

- \* Block size 787sqm approx
- \* House 162sqm approx
- \* Carport 44sqm approx
- \* Ducted gas heating plus gas fireplace
- \* Ducted evaporative cooling

Rates: \$2,882pa (approx.)

Land Tax: \$4,748pa (approx. if rented out)

UCV: \$498,000 (2023)

EER: 1.5

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