

19 Kidman Close, Kambah, ACT 2902

House For Sale

Monday, 8 July 2024



19 Kidman Close, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 500 m2

Type: House



Steve Lowe
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Mac McLean
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\$700,000+

Property to be auctioned on-site on 20/07/2024 at 10:00am with offers welcome prior. Bidding from: \$700,000+ Welcome to your dream home in a quiet cul-de-sac! This north-facing three bedroom, one bathroom gem boasts abundant sunlight and a low-maintenance lifestyle, making it perfect for families and busy professionals alike. Step inside to discover an open-plan living and dining area that seamlessly flows into an updated kitchen, equipped with ample storage, a gas cooktop, a Westinghouse oven, a dishwasher, and an externally ducted rangehood. The home features modern interiors with new timber-look vinyl plank flooring and a fresh, contemporary color palette. Comfort is ensured year-round with an AC split system, ceiling fans in all bedrooms, and roller blinds throughout. The updated bathroom offers both a bath and a separate shower, with a separate toilet for added convenience. All three bedrooms come with built-in robes, providing ample storage space. Natural light floods the home through three skylights located in the kitchen, bathroom, and toilet, enhancing the airy and bright ambiance. The laundry is well-equipped with overhead storage and rear access to the backyard. Outdoor enthusiasts will appreciate the undercover timber deck, perfect for entertaining. The fully fenced backyard features Colorbond fencing for added privacy and security, and it offers a great space for kids to play. Two toolsheds provide extra storage, while the double carport includes a storage area. Nestled in a family-friendly street with great neighbors, this home offers everything you need for a comfortable and convenient lifestyle. Don't miss out on this perfect blend of style and functionality!

Features:- Open plan living dining- Updated kitchen with loads of storage- Gas cook top- Westinghouse oven- Dishwasher- Externally ducted rangehood- New floors (Timber look vinyl plank)- Modern interiors- Split system AC- Updated bathroom (Bath and shower separate)- Separate toilet from bathroom- Built in robes to all bedrooms- Ceiling fans to all bedrooms- Roller blinds throughout- Laundry with overhead storage and rear access to backyard- Linen cupboard- 3x Skylights (Kitchen, bathroom & toilet)- Undercover timber deck for outdoor entertaining (North facing)- Level backyard- Fully fenced (Colorbond 1.8m)- 2 x Toolsheds (3.15m x 2.8m & 1.45m x 2.3m)- Double carport with extra storage area- Low maintenance home- Quiet Cul De Sac location- Family friendly street with great neighbours- 3x School catchments (Namadgi School, Taylor Primary School & St. Thomas the Apostle Primary School) Close to:- IGA Kambah - 300m (3min walk)- St. Thomas the Apostle Primary School - 900m (11min walk)- Kambah Village Shopping Centre - 1.4km (4min drive)- Taylor Primary School - 2.0km (4min drive)- Namadgi School - 2.2km (4min drive)- Canberra Hospital Garran - 9.1km (12min drive)- Coolemon Court Weston, Westfield Woden, South Point Tuggeranong (All under 10min drive)

Specs: Living: 101m² Pergola: 27.6m² Carport: 39.6m² Total: 168.2m² Land: 500m² Zoning: RZ2 Built: 1985 Rates: \$664pq Land Tax (If tenanted): \$1,117pq Sold as: Vacant possession - Ready for owner occupiers to move in* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.