

# 20 McLarty Court, Kambah, ACT 2902

home by holly

## House For Sale

Friday, 5 July 2024

20 McLarty Court, Kambah, ACT 2902

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 813 m2**

**Type: House**



Rick Meir  
0491850701



Bianca Way  
0491850701

## Auction 10:00am Saturday 27 July

Ideally perched in the heights of a beautiful and well-established street, this predominantly original three-bedroom ensuite home offers an outstanding opportunity to renovate or update, and is perfectly positioned to access nearby schools, cafes, shops and amenities. The pretty facade, adorned with colonial-style features and an expansive porch, provides lovely mountain views, making it a perfect spot for morning coffee or relaxation. Upon entry to the home, discover an appealing single-level floorplan with separate living areas, that provide a cosy and welcoming environment for entertaining family and friends. Featuring three bedrooms, the configuration has been thoughtfully designed to include a master suite with ensuite and a cleverly concealed walk-in robe, offering a touch of elegance and privacy. The formal living and dining, along with an original timber kitchen and family/meals area, offer a blend of classic charm and practical functionality. Overlooking a private backyard with an expansive deck, pergola, and detached garage (currently being utilised as a rumpus room) this excellent home highlights immense potential for customisation, to suit your needs. Within a short stroll to local shops, bus stops and schools, a supremely convenient lifestyle awaits. To experience this excellent opportunity and home in person, we invite you to arrange an inspection with Rick and Tina Meir on 0408 588 770.

features: .located in a lovely established street with no through traffic.expansive porch with mountain views.immense potential for customisation and renovation.separate living areas .three bedrooms, including master with ensuite and hidden walk-in robe.original timber kitchen .private backyard with expansive deck and pergola.detached garage (currently converted/utilised as a rumpus room).attractive facade with colonial-style features.close proximity to local schools, cafes, restaurants, and amenitiesfiner details: (all approximate)rates: \$739 per quarterland tax: \$1230 per quarter