

35 Jamieson Crescent, Kambah, ACT 2902

MY MORRIS

House For Sale

Thursday, 11 July 2024

35 Jamieson Crescent, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 134 m2

Type: House



Sandy Morris
0420380895



Zac Morris
0432141648

Offers over \$850,000

My new owners will love: My new flooring and window treatments throughout My location at the end of a quiet cul de sac My ducted gas heating and split system heating/cooling My fresh paint to both interior and exterior of the home This beautifully updated three-bedroom ensuite home is a true gem, offering modern comforts and stylish finishes throughout. It is located at the end of a quiet cul de sac bordering parkland that is complete with a children's playground. Step inside to discover new flooring that flows seamlessly through the home, with plush new carpet in the bedrooms for added comfort. The living spaces are enhanced by external blinds and the new internal blinds provide both privacy and a fresh clean feel. The renovated kitchen is decorated in neutral tones and is equipped with a ceramic cooktop, stainless steel oven, spacious pantry, and a Westinghouse dishwasher. It overlooks a spacious rear garden with plenty of room for children and pets. The ducted gas heating and split system in the lounge room ensure year-round comfort. The main bedroom is spacious; it has built-in robes and an updated ensuite. Bedroom two is generously sized, comparable to a main bedroom, and along with bedroom three, features built-in robes for ample storage. One of the standout features of this property is the double brick garage, which has been cleverly converted into a versatile rumpus room. Complete with flooring, blinds, and heating/cooling, this space offers endless possibilities while retaining the original roller doors for ease of changing back to car accommodation. This is a fabulous opportunity to purchase in a great location in an area that feeds into the sought after Taylor Primary School and just a short walk to the Kambah Village Shopping Centre. Sales Specifics: Rental estimate: \$660 - \$690 p/w (approx.) Living size: 133.59m² (approx.) Garage: 43.92m² (approx.) Year built: 1978 (approx.) EER: 2.5 UV: \$542,000 (2023) Disclaimer My Morris make all efforts to provide correct information on this listing. We cannot accept responsibility and disclaim all liabilities in regards to any errors contained in this advertisement. All parties must inspect and rely on their own investigations to validate the information provided.