

**36 Colquhoun Street, Kambah, ACT, 2902**

LUTON

**House For Sale**

Thursday, 29 August 2024

36 Colquhoun Street, Kambah, ACT, 2902

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Justine Burke

## A Wonderful Family Home With the Very Best in Outdoor Living

From the moment you arrive at this great family home in Kambah that sits opposite greenspace, complemented by neat and easy-care landscaping, you will be both pleasantly surprised and curious to discover what's behind the inviting front façade.

The interior will delight you. The home has been updated throughout with changes made to the layout to provide two fantastic living areas in addition to the sun/sitting room at the front. Both living areas flow to the large covered entertaining deck, where you can relax, dine and entertain in total comfort year-round, and in the warmer months enjoy a dip in the beautiful Billabong swimming pool. The kitchen is the heart of the home and sure to be popular with the chef in any family with good storage space, timber bench tops, an island bench, induction cooktop and an Asko dishwasher. The lucky new owners of this home may enjoy designing an update in the future.

The sleeping accommodation consists of four comfortably placed bedrooms (three with built-in wardrobes) the main has a renovated ensuite, while the remaining three bedrooms share the updated family bathroom. Other details to highlight are the secure and easy-care rear yard, ducted gas heating, a reverse cycle split system, hardwood flooring, double carport, off-street parking, raised vege gardens, proximity to the nature trails of Mt Taylor, shopping, sporting and dining amenities, local schools.

### Features:

- Great location, opposite greenspace
- Walking distance to the nature trails of Mt Taylor
- Wonderful family home
- Separate living areas
- Updated kitchen
- Four bedrooms, three with built-in wardrobes
- Updated bathroom and ensuite
- Ducted gas heating and a reverse cycle split system
- Large covered entertaining deck with projector and screen
- Billabong swimming pool with waterfall and solar heating
- Established and easy-care gardens
- Double carport plus off-street parking
- Close to local schools, shops and public transport
- Rental appraisal of \$780 to \$820 per week

EER: 1

Land Size: 941m<sup>2</sup>

Living Size: 164m<sup>2</sup> (approx.)

Land Rates: \$2,603 p.a (approx.)

Land Value: \$460,000 (approx.)