

**36 McKenzie Street, Kambah, ACT, 2902**

**MY MORRIS**

**House For Sale**

Thursday, 18 July 2024

36 McKenzie Street, Kambah, ACT, 2902

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## My Hidden Treasure

Nestled in a quiet loop street near the Kambah Playing Fields, this delightful home offers the perfect blend of comfort and convenience and is ideal for those seeking a relaxed lifestyle with easy access to local amenities.

The new owners will love my:

- modern kitchen with a stainless-steel oven, dishwasher and pantry
- ample storage with two double linen cupboards and additional storage in the laundry
- outdoor entertaining and expansive rear garden
- plenty of parking options with a double garage and a single carport
- quiet location in the company of other quality properties

Step inside to discover a freshly painted interior featuring three spacious bedrooms, each equipped with built-in robes. The updated kitchen is a chef's delight, boasting a stainless-steel oven, dishwasher, and pantry for all your storage needs. The bathroom has also been updated with a new IXL Tastic, adding a touch of modern luxury. Additional storage is no issue with two double linen cupboards and a cupboard in the laundry.

The home is designed for year-round comfort with ducted gas heating and ducted evaporative cooling. The living area flows seamlessly to a covered outdoor entertaining deck, perfect for hosting gatherings or enjoying a quiet evening. The expansive rear garden is a gardener's dream, complete with veggie beds and an enclosed area for chooks.

Parking is a breeze with a double garage and a single carport, providing ample space for vehicles and storage.

Located in a serene neighborhood, you'll enjoy the proximity to Kambah Playing Field and other local amenities. Don't miss the opportunity to make this delightful property your new home!

My Sales Specifics Include:

Rental estimate: \$590 - \$610 p/w (approx.)

Living size: 121.89m<sup>2</sup> (approx.)

Garage: 43.71m<sup>2</sup> (approx)

Carport: 24.31m<sup>2</sup> (approx.)

Year built: 1975 (approx.)

EER: 1

UV: \$510,000 (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.