

37 McKenzie Street, Kambah, ACT 2902

House For Sale

Saturday, 29 June 2024



37 McKenzie Street, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 829 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

\$859,000

This well-maintained home offers a practical layout with a spacious living and dining area, open plan kitchen with adjoining meals area. Accommodation is provided by three generous bedrooms all with easy access to the updated main bathroom, there is an additional separate toilet off the laundry. Situated on a sizeable flat block of 829m², with ample off street parking, oversize double garage with designated workshop area. There's nothing to do but move in and enjoy the quiet neighbourhood and leafy outlook. The home is situated within easy walking distance to local schools, shops and Nature Reserve, and the close proximity of Drakeford Drive and Tuggeranong Parkway ensures an easy commute to Tuggeranong, Woden or the city. This is the perfect opportunity to enter the property market or to invest in a wonderful three-bedroom home.

FEATURES- Low maintenance family home in a quiet cul-de-sac- Flat easy-care block of 829m²- 12 Solar panels & Solarhart hot water system- Panasonic premium inverter ducted heating and cooling with spare filter- Efficient kitchen layout with plenty of cupboard space- Open plan living and dining areas- Updated bathroom with toilet. Additional separate toilet- Good sized separate laundry- Recently updated ceiling and wall insulation- Three generously sized bedrooms, two with built-in wardrobes- Water tanks off house and garage [not plumbed to house]- Ample off street parking - Oversize double garage- Separate workshop - Northern aspect from the rear- Walking distance to Nature Reserve, local parks, and IGA, Namadgi School, St Thomas the Apostle Primary School, ovals, and Kambah Adventure Playground- Short drive to Tuggeranong and Woden Town Centres- Easy access to all areas of the city via nearby Drakeford Drive and Tuggeranong Parkway

EER: 4.0 Living Area: 129m² Land Value: \$476,000 (2023) Land Size: 829m² Construction: 1980 Rates: \$2,719 pa (approx) Land Tax: \$4,370 pa (approx) Rental Range: \$620 - \$640 per week