

40 McKenzie Street, Kambah, ACT 2902



House For Sale

Thursday, 21 March 2024

40 McKenzie Street, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 905 m2

Type: House



Lisa Silberberg

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Auction 11/04/2024

Conveniently positioned upon a 904m² level corner block and making the most of stunning surroundings, this exceptional home is bursting with features that will delight first-home buyers, investors or those looking to downsize. Step up, step inside and step upon floating timber floorboards that are complimented by contemporary window furnishings and a neutral colour theme flowing throughout. The open plan home comprises of a generous galley kitchen, three large bedrooms and an expansive outdoor entertaining space. Hosting Sunday roast or the large family BBQ has never been more simple as the kitchen overlooks the expansive covered outdoor entertaining area and is connected via double-glazed French doors. A freestanding 900 gas cooktop with an electric oven is supported by an exceptionally large breakfast bar together with a walk-in pantry and an abundance of overhead and under bench cabinets and draws. The three bedrooms are separated from the main living room and are generously sized and feature plenty of natural light, creating a warm and inviting atmosphere. Two include built-in robes and additional storage is made available within the full-size laundry and linen closet. Adults and children alike will be inspired by the air-conditioned studio, which provides a perfectly segregated quiet place for work from home, hobbies, crafting or making childhood memories and creative play. The expansive backyard offers a private retreat for outdoor gatherings, gardening, harvesting, or simply basking in the sunlight. Create unforgettable memories with friends and family in this inviting space. Multiple access points ensure optimal use of the block. A gentle stroll will have you starting the day with a coffee in hand from the local Kambah shops and a quick loop down to Lake Tuggeranong, a play in the multiple adventure playgrounds and appreciating the picturesque Brindabella Mountain views. Commuting to work or exploring nearby is a breeze, thanks to its convenient access to major roads and highways. Public transportation that includes immediate access to major business hubs is available nearby. On the northern fringe of Tuggeranong and only a few minutes from local schools, ovals, shops and main arterial roads 40 McKenzie Street won't be available for long. To secure a time to inspect this property simply reach out to Lisa Silberberg on 0416 227 666 and allow your first home, downsize or investment dreams to become a reality. The Perks: • Vast open-plan design • Recently updated Bakers galley kitchen with walk-in pantry • Freestanding 900 cooktop-oven • Timber benchtops and an abundance of under bench draws and overhead cabinets • Covered outdoor entertaining area with mountain views • 3 bedrooms, two with robes • Double metal garage + garden shed • Airconditioned studio/multipurpose room with subfloor access • Flat, level corner block with multiple rear garden access points • Covered outdoor entertaining areas • Floating timber floorboards and neutral colour theme • Reverse cycle heating and cooling + ducted evaporative cooling • Gas hot water • Full pantry, overhead storage and breakfast bar • Electric and gas cooking appliances • Surrounded by quality homes • Close to quality schools • Easy access to main arterial roads • Access to main business districts with close public transport The Numbers: • House 102m² + 28m² Studio • Block 904m² • Land Tax: \$5397 per annum approx (if rented) • Rates: \$3169 per annum approx