

# 44 Summerland Circuit, Kambah, ACT 2902

MY MORRIS

## House For Sale

Sunday, 23 June 2024

44 Summerland Circuit, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 7

Area: 872 m2

Type: House



Zac Morris

0432141648

## Auction

Price guide: We anticipate interest above \$860,000 My new owners will love:

- Spacious and versatile floor plan offering over 145m<sup>2</sup> of living
- Great north-eastern aspect for lovely light filled living
- Move in ready - recently renovated kitchen and updated bathrooms

Spacious and nicely renovated, this three-bedroom ensuite home is positioned in a highly sought after suburb and is move in ready. Perfectly aspected with an abundance of natural light, the home has been thoughtfully designed and will be the ideal property for first home buyers and young families wanting to purchase in a great location. Updated throughout with modern and neutral inclusions, this is a wonderful opportunity to move into a home where all the hard work is complete and simply make it their own. Thoughtfully extended the floorplan has been carefully designed to include two separate living spaces and a segregated main bedroom with walk in robe and ensuite bathroom – perfect for everyday family living. Expansive, flat and full of potential, the huge block lends itself to a variety of possibilities. Positioned at the front of the land parcel, there is great opportunity to further extend the home, add a secondary residence/granny flat and take advantage of the new ACT zoning laws (SCA). Vacant and ready for its new owners to make it theirs, this home won't stay on the market long. If you have been looking for the perfect first family home, be sure to inspect 44 Summerland Cct, Kambah. My features include:

- Spacious and light filled four-bedroom ensuite home
- Great location in a highly sought after suburb
- Light filled family room with beautiful winter sun and sliding door access to the front patio
- Updated kitchen with plenty of storage space, quality appliances and lovely mountain views
- Segregated main bedroom with update ensuite and walk in robe
- Spacious secondary bedrooms with built in robes
- Updated bathroom with separate toilet, floor to ceiling tiles, new vanity and new tapware
- Updated laundry with storage space
- Ducted gas heating and evaporative cooling installed for year-round comfort
- Versatile multi-purpose sunroom – perfect as an office or kids play room
- Lovely north facing front patio – perfect for enjoying a morning cuppa in the sun
- Large metal garage with workshop space to the rear and additional carport

My specifics:  
Living size: 147m<sup>2</sup> Block size: 871m<sup>2</sup> Garage size: 57m<sup>2</sup> EER: 1 star