

**5 Samson Place, Kambah, ACT, 2902**



**House For Sale**

Friday, 6 September 2024

5 Samson Place, Kambah, ACT, 2902

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Welcome to 5 Samson Place, Kambah - Where Space Meets Possibility

Imagine a place where your family can truly grow and flourish, a place of space and potential in the heart of Kambah. Welcome to 5 Samson Place, a remarkable property that sits on a sprawling 1125m<sup>2</sup> block, offering not just a home, but a canvas for your future.

From the moment you step through the front door, you'll discover a world of possibilities. This is a home that's been cherished by its current owner since it was built, and now it's ready to welcome a new family to create their own memories. The property may surprise you with its hidden treasures - a generous layout that includes four spacious bedrooms, a cozy study nook, a welcoming lounge, and an expansive family room that seamlessly flows out to a large, flat yard ready for any sport your heart desires. The space is complimented with a double metal garage, carport, garden sheds and veggie patch.

Though predominantly original, this home brims with potential. Whether you envision modern renovations, an extension to accommodate your growing needs, or simply a move-in ready space with the opportunity to make it your own and plan for the future.

Situated in a low traffic cul-de-sac, 5 Samson Place is more than just a property; it's a lifestyle. It's prime location ensures ultimate convenience - Kambah Village is only a short flat walk from the property, Mawson Shops are within close proximity and Mt Taylor Primary School and Namadgi High School nearby too. Essential amenities like The Canberra Hospital, Southpoint Shopping Centre, Westfield Woden, Coleman Court are also within easy reach.

With approximately 162m<sup>2</sup> of living space this is a home that offers more than meets the eye. We invite you to come and see for yourself - call us today or visit us at our next open home.

The features:

- Ample car parking options
- Large block full of potential
- Free-standing gas oven
- Gas ducted heating with 2 reverse cycle units in the lounge/dining and living room
- Gas hot water
- Inground watering system (front and back)
- Veggie patches
- 2 additional garden sheds
- Extended to the rear for additional living
- Versatile media room/study nook
- NBN connectivity
- Quiet cul-de-sac street
- Positioned in an established suburb and in a quiet cul-de-sac
- Located in great proximity to all of Tuggeranong's amenities

The numbers:

- Year Built: 1976
- House size: 161m<sup>2</sup>
- Block Size: 1125m<sup>2</sup>
- Rates: \$2128 per annum approx.
- UV: \$507,000
- Rental Appraisal: \$720 - \$750 per week approx.