

# 53 Sinclair Street, Kambah, ACT 2902



## House For Sale

Wednesday, 10 July 2024

53 Sinclair Street, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 791 m2

Type: House



Jacob Stanton  
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Jesse Sands  
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## Auction 03/08/24

Nestled in the serene suburb of Kambah, this exquisitely renovated three-bedroom family home is eagerly awaiting its new owners! From the moment you step inside, you'll be captivated by the spacious living room at the front of the house, offering breathtaking views of the Brindabella Mountains. The open-plan living area is bathed in natural sunlight and features sleek hybrid floorboards throughout. The seamless flow from the dining and living room leads to a fully equipped kitchen, complete with a large island, dishwasher, electric induction cooktop, and an abundance of cupboards and bench space with custom soft-close joinery. This modern kitchen is ideal for family meals and entertaining guests. The master bedroom is a true retreat, featuring built-in robes and an ensuite with a contemporary finish. The home also includes two generously sized bedrooms with built-in robes, ensuring ample space for the whole family. The main bathroom is tastefully modern, featuring a large shower and a separate toilet for added convenience. The backyard is a haven for outdoor activities and relaxation, with plenty of space, a detached double garage, lush grass perfect for pets, under-house storage, a garden shed, and side gate access.

**The Lifestyle:**

- Mt Taylor Nature Reserve moments away
- Taylor Primary School & Namadgi High School
- Close to Kambah Shopping Centre
- Short commute to Woden Town Centre
- Easy access to South Point Shopping Centre
- Walking trails, parks, schools & cafes

**The Perks:**

- Captivating dress circle location with unbeatable views of Brindabellas and Mt Taylor
- Meticulously renovated with attention to detail and chic modern finishes
- Designer kitchen with top-of-the-line appliances and an island bench
- Spacious living room exuding luxury and comfort
- Open floor plan flooded with natural sunlight
- Three spacious bedrooms with built-in robes and honeycomb top-to-bottom blinds
- Stylish main bathroom and ensuite with modern finishes
- Custom joinery throughout, including an entertainment unit and entryway storage with seating
- Feature VJ panelling in the main bedroom
- Ducted gas heating, reverse cycle cooling, and ceiling fans in all bedrooms for year-round comfort
- Hybrid floorboards in main areas, carpeted bedrooms
- Dual hot water units for convenience
- Bosch home security system for peace of mind
- 18-panel 6.6KW solar power system for energy efficiency
- Crimsafe doors on the front, rear, and laundry for added security
- Combination LED downlights and feature pendant lighting throughout
- Expansive backyard with sprawling grassed area, gabion rock wall with seating area, and firepit
- Low-maintenance garden beds enhancing natural beauty
- Easy-to-maintain yard with freshly landscaped front gardens
- Freestanding large double garage and garden storage shed
- Walking distance to Mt Taylor Nature Reserve, cafes, and shops
- Easy access to Tuggeranong and Woden districts
- Exclusive and tightly held location surrounded by quality homes

**The Numbers:**

- Living size: 137.7m<sup>2</sup>
- Garage: 50.17m<sup>2</sup>
- Block size: 791m<sup>2</sup>
- UCV: \$502,000 (2023)
- Rates: \$2,862 per annum
- Land tax (if rented): \$4,701 per annum
- Year Built: 1975
- EER: 1.5