

6 Stanfield Close, Kambah, ACT, 2902

MY MORRIS

House For Sale

Friday, 9 August 2024

6 Stanfield Close, Kambah, ACT, 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Easy-care and light-filled home; separate title, no body corporate

My new owners will love:

- ?The perfect positioning with lovely north-eastern aspect
- ?Updated kitchen with pantry, dishwasher and good storage
- ?Perfect easy-care block to suit downsizers and young families

Perfectly positioned in a whisper quiet cul-de-sac, this light-filled three-bedroom courtyard home offers the perfect alternative to townhouse living. Separate title, with no ongoing body corporate fees, and the ability to enhance and renovate at your leisure, this home will ideally suit first home buyers, downsizers and investors alike.

Sited perfectly on a manageable block, the kitchen, dining and informal living space have beautiful north-eastern aspecting, to enjoy gorgeous sunlight throughout the seasons. The kitchen has been updated in modern tones and now includes a dishwasher, pantry and fabulous storage and bench space.

Externally, the gardens are simple and low maintenance. Offering space for children and pets to play, there is also great potential to further improve. To the front, the single carport provides car accommodation, along with plenty of off-street parking.

Light-filled and beautifully aspected, this is a wonderful opportunity to enter the Kambah market at an affordable price point. If you have been looking for a lovely low-maintenance property, without the stress and cost of body corporate, be sure to inspect 6 Stanfield Close, Kambah.

My features include:

- ?Light filled three-bedroom home in a quiet cul-de-sac
- ?Great location just a short walk to Carleton Shops, with Cafe, takeaway, early learning centre, hairdresser and florist
- ?Modern kitchen with dishwasher and great storage
- ?Split system unit and gas wall furnace for comfort year round
- ?Updated bathroom with separate toilet and new shower screen
- ?Generous bedrooms all include built in robes
- ?Single carport with lockup storage space and additional off-street parking adjacent

My specifics:

Living size: 97m²

Land size: 291m²

UV: \$330,000

Rates: \$2,208 p/a

Land tax: \$3,197 p/a (if rented)