

2/92 Crozier Circuit, Kambah, ACT, 2902

MY MORRIS

Townhouse For Sale

Thursday, 15 August 2024

2/92 Crozier Circuit, Kambah, ACT, 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse

Impeccably maintained, beautifully designed in the tightly-held Arawang complex

My new owners will love:

- The extensive use of floor to ceiling glass and large picture windows
- The gorgeous gardens with established native plantings
- The location, across from the Murrumbidgee golf course and walking trails
- The upgrades such as double glazing, Corian benchtops, ducted reverse cycle heating and cooling

Truly a rare offering, the Arawang complex is home to only seven generously-sized free-standing townhomes on large blocks, nestled into nature and positioned across from the Murrumbidgee golf course.

The home itself has been upgraded and immaculately maintained. The kitchen boasts custom Corian benchtops with extensive storage and bench space, with feature bay windows overlooking the rear garden. The sunken living and dining area is impressive in scale, with high ceilings complemented by custom joinery and an enormous picture window that frames the gorgeous native gardens.

The main bedroom itself also boasts a large picture window with the same lovely outlook. A large walk through robe leads to the updated ensuite. The secondary bedrooms are all fitted with built in robes.

The gardens have been beautifully landscaped with low maintenance natives, and you will love entertaining in summer under the large pergola. The property has been immaculately maintained and is truly turn-key; no defects in the building report and everything is approved.

My features include:

- Stunning four-bedroom ensuite townhouse in a beautiful complex
- Absolutely immaculate inside and out
- Updated kitchen with Corian benchtops, gas cooktop, dishwasher, great storage space and feature bay window
- Ceiling insulation and addition of double glazed windows for energy efficiency
- Light filled living room with sliding door access to the beautiful rear gardens
- Gorgeous main bedroom with feature picture windows framing the garden outlook
- Ducted reverse cycle heating and cooling
- Renovated ensuite bathroom and walk in robe to the main bedroom
- Spacious secondary bedrooms all include built in robes
- Enclosed garage and single carport with parking space, located at the front of the townhouse
- Car accommodation is provided by a single lock-up garage and single carport, with space for off-street parking.

My specifics:

Living size: 140m²

Block size: 780m²

Year built: 1986

EER: 2.5 stars

Body corporate: \$678

Rates: \$755pq