

**30/83 Crozier Circuit, Kambah, ACT, 2902**



**Townhouse For Sale**

Thursday, 3 October 2024

30/83 Crozier Circuit, Kambah, ACT, 2902

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Leanne Palmer



Tom Palmer

## **Award winning 1970's Architecture.**

### What we see:

A spacious townhouse presenting as a stand alone home with beautiful views.

### What you see:

A generously proportioned, quality designed double brick home in bushland surrounds, overlooking the picturesque Murrumbidgee Golf Course.

### See more:

Built in 1977 with lifestyle, privacy and relaxation in mind. A bushland retreat that has been, and will be enjoyed forever as intended by the architect Michael Dysart.

Many of the best 70's features remain including the copper fireplace in the lounge room, large timber windows and sliding doors throughout.

Now complemented by a modern updated kitchen with Miele appliances and refreshed bathroom and ensuite.

A beautiful fully irrigated garden designed and planted by Harris Hobbs Landscapes in 2006 has now fully matured with amazing specimen banksia, proteas and weeping Japanese maple providing privacy while enhancing the views to the golf course.

Single level and in excellent condition, its ready for its new owners to simply move in and enjoy.

Number 30 has Golf course frontage overlooking the 14th Fairway and with Northerly aspect, a sought after position that rarely becomes available. And the views are spectacular.

4 spacious bedrooms and 3 separate living zones, this home offers flexible living options.

Loads of storage including garden shed and built in robes.

Ducted heating and cooling throughout.

Single lock up garage allocated to number 30.

Along with Parliament House and the High Court of Australia, Urambi Village is now on the Australian Institute of Architects' Register of Nationally Significant 20th Century Architecture. This is a very important listing for Urambi, placing it among the major architectural achievements of the last century.

Urambi village was designed with the community in mind. The homes are linked by pathways through a landscape of native trees and the complex offers community spaces to including a 25m salt water solar heated pool, ball court and BBQ facilities.

Living: 178m<sup>2</sup>

Built: 1977

EER: 2.0

Strata: \$1,504 per quarter

Rates: \$835 per quarter

Land Tax: \$1,139 per quarter (only applicable if rented)

Rental Appraisal: \$740 - \$800 per week

Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.