

**13 Cutbush Street, Kambah, ACT 2902**

**MY MORRIS**

**House For Sale**

Thursday, 9 January 2025

13 Cutbush Street, Kambah, ACT 2902

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Zac Morris

0432141648

## Auction

My new owners will love:-  
• Move-in ready condition with renovated kitchen, bathroom, fresh paint and new carpet throughout  
• Location perfect - just a 5-minute walk to the Wanniassa shopping precinct, and the local Park and Ride with rapid bus services every 15 minutes  
• Expansive, flat block perfect for kids and pets. Location perfect, this renovated three-bedroom home will be a sought-after entry level opportunity. With a renovated kitchen and bathroom, as well as updated fittings and fixtures throughout, the home is move-in ready and offers a comfortable, low-maintenance lifestyle. The northern aspect fills the living spaces with natural light, complemented by plantation shutters that offer both efficiency and privacy. With ample storage throughout, all three bedrooms are equipped with built-in robes, and a spacious linen press adds even more storage convenience. The location is highly convenient, just a 5-minute walk to the Wanniassa Park and Ride bus stops. Enjoy rapid bus services running every 15 minutes, providing easy access to Canberra City and the Woden Precinct. Additionally, the Wanniassa shops are just a 7-minute walk away, offering a range of great amenities. It is a 9 minute drive to Woden, 6 minutes to Greenway and 16 to the CBD. The home also provides easy access to highly regarded local primary and secondary schools. My features include:

- Light-filled entry level home where all the hard work has been complete
- Great location with easy access to local schools and amenities
- Nicely renovated kitchen with stone benches, great storage and stainless steel dishwasher
- Spacious light filled living area complete with plantation shutters
- Generous main bedroom with full wall of built in robes
- Secondary bedrooms both include built in robes
- Ducted gas heating and split system unit installed for year round comfort
- Flat rear garden with plenty of space for children and pets to play, with the opportunity to further improve
- Large double metal garage and additional off street parking options

My sale specifics (approximate):  
Built: 1975 Block size: 736m<sup>2</sup>UV: \$449,000 Living size: 108m<sup>2</sup> Garage size: 44m<sup>2</sup> Total: 152m<sup>2</sup> EER: 1.0 star Rates: \$2700.00 p/a Land tax: \$4850.00 p/a (if rented) Rental estimate: \$610 - \$630 p/w