

# 16 Samson Place, Kambah, ACT, 2902

## House For Sale

Wednesday, 20 November 2024



THE  
PROPERTY  
COLLECTIVE

16 Samson Place, Kambah, ACT, 2902

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Jacob Stanton  
0499999734



Jesse Sands  
0402669754

## First Home Buyers' Dream in a Peaceful Cul-De-Sac

Tucked away in one of Kambah's most sought-after cul-de-sacs, this exceptional family home offers a private sanctuary in a prime location. With breathtaking views of the Brindabella Mountain Ranges from the front and a serene outlook over Mt Taylor from the backyard, the setting is truly spectacular. A local park just steps away and a welcoming community of friendly neighbours make this home ideal for young families. It also provides plenty of scope to personalise and update over time, allowing you to create your dream haven.

From the moment you arrive, the home's meticulous street appeal is immediately evident. A beautifully paved driveway provides abundant off-street parking, while established hedges border the property, enhancing privacy and creating a tranquil escape. Inside, thoughtful updates bring a modern touch, including fresh paint, new LED downlights, plush carpets, timber-look vinyl flooring, stylish blinds and curtains, and updated switches. Move-in ready, this home also leaves room for your creative vision to make it truly your own.

The kitchen combines original charm with modern practicality, featuring neat wooden cabinetry and updated appliances. It flows seamlessly into the light-filled living and dining areas, perfect for everyday family life or entertaining guests. The main bathroom is well-appointed with a bathtub, shower, and separate toilet, while the functional laundry with rear yard access adds convenience. Generously sized bedrooms with built-in robes provide comfortable retreats, and iiNet's Ultra VDSL2 internet ensures seamless connectivity, with network ports extending to the garage, perfect for a gym, workshop, or media space.

The outdoor spaces are a true highlight, designed for relaxation, entertainment, and family fun. The private backyard features a paved entertaining area adorned with festoon lighting and is surrounded by established fruit trees, including lemons, oranges, plums, cherries, apricots, and grapes. Raised veggie beds, a strawberry patch, a raspberry hedge, and a blueberry bush provide fresh, homegrown produce, supported by an automated irrigation system for easy maintenance. Level lawns and paved pathways offer a safe space for children to play, while a cubby house complete with slides, swings, and a sandpit promises endless enjoyment.

For car enthusiasts and hobbyists, the property boasts impressive additional features. The high-clearance carport accommodates utes, trucks, or caravans, while the double metal garage stands out with LED lighting, a fireplace, shelving, a workbench, and even a beer fridge. A separate garden shed, and a plumbed potting bench further enhances functionality, catering to gardening enthusiasts.

Enjoy proximity to local cafes, shops, and schools, or take a leisurely bike ride to scenic lake paths. With effortless access to Canberra's major roads, this property perfectly blends community living with modern amenities. Don't miss the opportunity to make this stunning home yours!

### The Perks:

- Quiet cul-de-sac in Kambah, backing onto a local park.
- Beautifully paved driveway with abundant off-street parking and lush, established hedges.
- Freshly updated with paint, timber-look vinyl flooring, carpets, LED downlights, blinds, curtains, and switches.
- 5kW solar power system and Apricus solar hot water with a 300+ litre tank.
- Daikin ducted reverse cycle air conditioning for year-round comfort.
- Bright open-plan living and dining areas connected to the kitchen.
- Well-maintained kitchen with original wooden cabinetry and updated appliances.
- Generously sized bedrooms with built-in robes and a separate laundry with rear yard access.
- Ultra-fast iiNet VDSL2 internet with hardwired network ports to the garage.
- Paved entertaining area with festoon lighting for gatherings.
- Lush gardens with fruit trees, raised veggie beds, a strawberry patch, raspberry hedge, and blueberry bush.
- Automated irrigation system for low-maintenance gardening.
- Level lawns, paved pathways, and a cubby house with slides, swings, and sandpit.

- Double metal garage with LED lighting, a fireplace, shelving, workbench, and beer fridge.
- High-clearance carport suitable for utes, trucks, or caravans.
- Garden shed with LED lighting, power points, and a plumbed potting bench.
- Close to cafes, shops, schools, and easy access to Canberra's major roads.
- Family-friendly community with great neighbours and proximity to lake paths.

The Numbers:

- Total internal living: 112.63m<sup>2</sup>
- Carport: 24.31m<sup>2</sup>
- Garage: 40.07m<sup>2</sup>
- Block: 750m<sup>2</sup>
- Land value: \$476,000 (2024)
- Rates: \$2,877 p.a.
- Land tax: \$5,074 p.a. (investors only)
- Build: 1976
- EER: 1 Stars