

**20 Mcgovern Crescent, Kambah, ACT 2902**



**House For Sale**

Wednesday, 25 December 2024

20 Mcgovern Crescent, Kambah, ACT 2902

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1153 m2**

**Type: House**



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## Auction 05/02/2024

Please Note: This property will go to auction on Wednesday, 5th February. The first open home will be scheduled for Saturday, 11th January 2025. Nestled in the tightly held Allchin Circuit, this remarkable family home offers an exceptional blend of space, style, and serenity. Conveniently positioned close to the bus stop, it provides easy access to main town centres and school runs, while still delivering a private, nature-filled sanctuary surrounded by captivating mountain vistas. Set on a sprawling 1153m<sup>2</sup> parcel with only one neighbour, the home has been thoughtfully designed and extensively renovated to deliver an impressive lifestyle across two levels. From the moment you step inside, the formal entry sets the tone for what lies beyond - an expansive residence with versatile spaces that seamlessly cater to the needs of modern or multi generational family living. To the right of the foyer, relax or entertain friends in the formal lounge featuring soaring raked ceilings, the sense of space accentuated by the mezzanine-style dining room. Complete with customised cabinetry this formal dining space showcases breathtaking views that will leave guests captivated. The adjoining kitchen is a true showstopper, offering ample bench and storage space along with quality appliances to make daily living effortless. Enjoy family informal meals in the large, open-plan family room which connects seamlessly to a substantial covered deck. There is ample space for friends and family, where you can relax, entertain, and take in the stunning outlook. The master suite, located on this level, offers a private retreat with its own study area and ensuite. Did we mention the time-saving laundry chute direct from the built in wardrobe to the laundry? Look for the hidden door to attic-style storage. Near the entry, the guest bedroom provides stylish accommodation with a recently renovated ensuite and walk-in wardrobe. The lower level is a haven for children or a home office, featuring three additional bedrooms, all with custom storage, a contemporary bathroom, and an oversized laundry with a convenient chute from upstairs bedroom. The standout feature is the enormous rumpus room, spacious enough to accommodate a pool table, gym setup, or both - a space the whole family will enjoy. For nature lovers and outdoor enthusiasts, the location is unparalleled. Practically on the edge of the Canberra Centenary Trail, you have direct access to Cooleman Ridge and McQuoids Hill Nature Reserves, while the Tuggeranong BMX park is just a short ride away. This exceptional home is a rare gem in one of the area's most desirable neighborhoods, offering the perfect setup for multigenerational living.

**Downstairs:**

- Attractive formal entry + under stair internal garden
- Formal lounge with extra tall ceilings & plenty of natural light
- Internal full sized family laundry
- Four spare bedrooms, one containing WIR & ensuite and 3 with BIR
- Spacious rumpus room with separate driveway access (rumpus lined with soundproofing batts)
- Renovated bathroom to service spare bedrooms

**Upstairs:**

- Contemporary open plan kitchen with sleek appliances
- Large family room with great relationship to outdoor entertaining
- Formal dining with customised cabinetry overlooking ground floor
- Enormous master suite with walk-in robe and ensuite
- Access to sizeable attic storage

**Outdoors:**

- Positioned privately amongst bushland with views to the Brindabellas
- Covered entertaining deckings, both upstairs and downstairs
- Large low maintenance native garden and concrete basketball court
- Extra tall new wooden fencing around the property
- Detached metal 4 car lock up garage
- Direct access to Mt Arawang and Cooleman Ridge
- Footpath access to bus stop

**Overall features:**

- Ducted gas heating + evaporative cooling
- Freshly painted throughout
- New carpets, floor coverings & window treatments
- Solar
- Rinai infinity gas hot water
- Copious amounts of storage
- Living: 270.31sqm
- Garage: 54sqm
- Block: 1,153sqm
- Rates: \$3,732.70 pa
- Land Tax: \$7,252 pa (Investors Only)
- UV: \$600,000 (2024)
- Built: 1977
- EER: 2.0

**Close Proximity To:**

- Cooleman Ridge Nature Reserve & Mount Taylor Nature Reserve
- Cooleman Court
- Westfield Woden
- Canberra Hospital
- Kambah Shops
- South Point Tuggeranong
- Murrumbidgee Country Club
- St. Thomas the Appostle Primary School
- Taylor Primary School
- Namadgi School

**Disclaimer:** All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.