

37 McDermott Street, Kambah, ACT, 2902

LUTON

House For Sale

Friday, 15 November 2024

37 McDermott Street, Kambah, ACT, 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House

A Gem of a Home in Kambah - Auction on December 7th!

Don't miss this exceptional opportunity to secure a quality family home in the heart of Kambah. This fantastic property is now on the market and will be going to auction on the 7th of December! As you approach, you'll be welcomed by beautifully landscaped, low-maintenance gardens. Step into the inviting entryway that opens to a spacious main living area, perfect for family gatherings and relaxation. Adjacent to the living space is a well-sized kitchen featuring an induction cooktop, filtered drinking water, and ample storage, along with a cozy dining room and a convenient study nook for work or study. On the west side of the home, you'll find three generous bedrooms, all with built-in robes, providing plenty of space for the whole family. The main bathroom is well-sized, and the spacious laundry adds to the functionality of this lovely home. Step outside to discover a covered pergola entertaining deck, complete with a spa-perfect for hosting friends and family. The outdoor area is beautifully maintained, featuring additional gardens, three water tanks that hold a total of 9,500 litres, and a double brick garage with a workshop, alongside a carport for added convenience. This property is equipped with solar panels, a solar battery, and an EV charger, ensuring energy savings and sustainability. Year-round comfort is provided by ducted heating and cooling, along with insulation in the walls and ceilings, plus double-glazed windows that create a quiet, serene interior. Experience the perfect blend of space, privacy, and comfort on a desirable street in Kambah. Conveniently located close to schools, shops, and public transport, this family home is truly ready for you to move in. Opportunities like this don't last long! Contact Mina Etminan at Luton Properties today to arrange your viewing!

Key Details:

- 3 Spacious Bedrooms with Built-in Robes
- Separate Living and Dining Areas
- Well-sized Kitchen with Induction Cooktop, Filtered Drinking Water, and Ample Storage
- Convenient Study Nook
- Landscaped Front and Back Gardens
- Covered Pergola Entertaining Deck with Spa
- 3 Water Tanks Holding 9,500 Litres
- Double-Glazed Windows Throughout
- Double Brick Garage with Workshop + Carport
- Solar Panels, Solar Battery, and EV Charger
- Ducted Heating and Cooling
- Close to Schools, Shops, and Public Transport
- Inspections Highly Recommended!

Additional Information: UV: \$449,000 Land Rates: \$2,988 per year approx Land Tax: \$5,379 per year approx Living Size: 152m² Land Size: 737m² Year Built: 1975 EER: 3