

37 Sinclair Street, Kambah, ACT, 2902

CARTER + CO

House For Sale

Saturday, 21 December 2024

37 Sinclair Street, Kambah, ACT, 2902

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Type: House



Alistair Morrell

0261763443

Large Multi-Dwelling House with Endless potential

The Features You Want to Know!

- + Elevated residence with breathtaking views of the Brindabella Ranges and Mount Taylor
- + Spacious five-bedroom layout with multiple living areas
- + Adapted for wheelchair accessibility with thoughtful modifications
- + Separate self-contained living space downstairs with private entrance
- + Large double carport with ample off-street parking
- + Quiet loop street location in a sought-after Kambah enclave
- + Proximity to local shops, schools, parks, and nature reserve
- + Dual-income rental with two tenancies achieving \$1,215 per week

Why You Want to Live Here!

This elevated family home offers a unique combination of space, functionality, and sweeping mountain views. Boasting five generous bedrooms, the master includes a walk-in wardrobe and ensuite, while a guest bedroom also features an ensuite. The remaining bedrooms come with built-ins, making it ideal for growing families. The home's versatile floorplan is perfect for personalisation, offering both comfort and opportunity to create your dream space.

Designed with accessibility in mind, this property includes features such as wide door frames, reinforced bathroom rails, and wheelchair-friendly sinks. The formal lounge, dining room, large family room, and a functional kitchen with a meals area provide abundant space for entertaining or relaxing. The secure yard is perfect for kids and pets, adding to the family-friendly appeal.

The property's self-contained downstairs area offers endless possibilities. Featuring a two bedrooms, rumpus room, full kitchen, bathroom and laundry, it's perfect for in-law accommodation, a teenage retreat, or a home office with its own entrance. Outdoors, the double carport and additional off-street parking provide space for trailers, boats, or caravans.

The property currently serves as a great investment with separate tenancies upstairs and downstairs. It offers an opportunity for a large family home upstairs with \$725 per week rent. Downstairs a generous full dwelling with separate living space and two bedrooms providing \$490 per week.

Nestled in a peaceful loop street, this home is moments from Kambah Village, Taylor Primary School, Kambah District Playing Fields, and Mount Taylor Nature Reserve. Easy access to Sulwood Drive and the Tuggeranong Parkway ensures seamless connectivity to the city and beyond.

Don't miss this opportunity to secure a home with strong bones, expansive living spaces, and endless potential in one of Kambah's most picturesque locations. Act now to make it yours!

The Statistics You Need To Know!

Block: 15

Section: 319

Rates: \$2,862

Land tax (if rented): \$4,701

Rent: \$725 + \$490 per week for both dwellings

Total Rent \$1,215 per week

Land Size: 785m² (approx.)

Total Living: 262m² (approx.)

