

4 Gall Place, Kambah, ACT 2902

MY MORRIS

House For Sale

Thursday, 9 January 2025

4 Gall Place, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1023 m2

Type: House



Sandy Morris
0420380895



Zac Morris
0432141648

\$850,000+

My new owners will love my:- Quiet cul-de-sac location with landscaped gardens- Expansive outdoor entertaining area with sun blinds- Practical features like a double garage, storage shed, and veggie beds- Modern updates, including timber floors, a renovated bathroom, and double-glazed windows to the front- Comfortable living spaces with ducted heating, evaporative cooling, and wall and ceiling insulation- A truly immaculate home awaits in this quiet cul-de-sac. Beautifully presented inside and out, the landscaped gardens immediately set the tone for a well-loved property. The front yard is a delight, with established greenery leading to a freshly painted home that welcomes you with warmth and style. Double-glazed windows to the front of the home enhance both energy efficiency and comfort, adding to its appeal. Enjoy entertaining year-round in the expansive covered outdoor area, complete with sun blinds for comfort in any weather. Raised veggie beds and water tanks make sustainable living easy, while the rear garden features a stunning shade tree, perfect for relaxing on warm afternoons. Practicality meets convenience with a double garage and a large storage shed, offering plenty of space for tools, hobbies, or weekend projects. For pet lovers, the built-in doggie door ensures your furry family member feels right at home. Inside, the kitchen combines form and function with a gas cooktop, dishwasher, pantry, and breakfast bar. Timber floors and quality finishes add sophistication, while two separate living areas and built-in robes to all bedrooms provide flexibility and comfort. Wall insulation complements the ceiling insulation, ensuring the home stays cozy in winter and cool in summer. With ducted heating, evaporative cooling, and a north-facing living area and main bedroom, this home is thoughtfully designed for year-round comfort. Located within walking distance of Urambi Hills, Murrumbidgee Golf Course, and the local IGA Supermarket, outdoor adventures and everyday essentials are close at hand. This home offers the perfect balance of charm, practicality, and location, ready for you to move in and make it your own. My sale specifics: Built: 1975 (approx) Block size: 1023sqm (approx) Living size: 131.16sqm (approx) Garage: 52.39sqm (approx) EER: 5 stars Rates: \$3228.00 p/a (approx) Land tax: \$5519.00 p/a (approx)