

**42 Harrington Circuit, Kambah, ACT, 2902**

LUTON

**House For Sale**

Wednesday, 11 December 2024

42 Harrington Circuit, Kambah, ACT, 2902

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Kelsey Tracey

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## Experience More . . .

Energy Savings | North Sunlight | Convenience

Sited on a low maintenance and easy-care block of 372 sqm opposite peaceful green belt and within walking distance to Kambah Village Shops, 42 Harrington Circuit Kambah presents a phenomenal opportunity for a variety of first home buyers, downsizers and investors alike.

Inspection is highly encouraged and available over the Christmas break. Please call Kelsey on 0414 422 824 to book your inspection today.

Key Features:

3 Bedrooms | 1 Bathroom | 2 Enclosed Carport

Separate title 372sqm block NO STRATA FEES!

Ultra convenient location within walking distance of shops, schools, public transport and entertainment venues

Three bedrooms of accommodation with built in robes to two

Stunning north aspect allowing the home to be filled with natural light

Spacious formal lounge at the front of the home with feature wood fireplace and split system for comfort

Well-appointed kitchen with modern oven, sky light, electric cooktop and fantastic storage options

Honey comb blinds

Light and bright family bathroom with separate bath tub and w/c

Good sized laundry with garden access and washing machine to be included

Electric hot water system

Solar panels installed for excellent energy savings

Double enclosed carport with auto door and side access into the courtyard

Low maintenance front courtyard with built in barbeque the perfect space for entertaining in the sun

Beautiful rear garden with a variety of established plantings including daffodils, camelias and maple

Key Information |

Living: 118 sqm

Carport: 31 sqm

Year of Build: 1975

Year of Family Room Extension: 1982

EER: 0 Stars

Rates: \$551 pq (approx)

Land Tax: \$780 pq (approx)

UCV: \$336,000 (2023)

To register your interest, please call Kelsey on 0414 422 824.

This home is highly recommended and will not last long on the market. Don't wait, don't hesitate or it will be too late!