

# 56 Crozier Circuit, Kambah, ACT, 2902



## House For Sale

Friday, 13 December 2024

56 Crozier Circuit, Kambah, ACT, 2902

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Michael Pead  
0431937684

## Single level Willemsen Design architectural gem

Please note, if not sold prior to the Christmas shutdown period (20th December - 6th of January 2025), this property will be going to auction, on site, early January 2025 with date to be determined.

This beautifully designed single-level Willemsen home combines elegance and functionality. Boasting three spacious bedrooms and two bathrooms, the home offers a comfortable and inviting living space. The standout feature of this architectural gem is its stunning arched ceiling, which creates a sense of openness and grandeur, making the interior feel both expansive and light filled. Perfect for modern living, the design emphasizes clean lines, natural light, and a seamless connection between the indoor and outdoor spaces.

Set on 753sqm of land this is the perfect opportunity for those lovers of architecture whom are looking for that something with a point a difference and something special with. A must inspect !!!

### Features Include

- \* 3 bedrooms including main with ensuite
- \* Updated kitchen with a great outlook to the lush rear yard
- \* Beautiful windows framing the home bringing the outdoor in
- \* Large backyard with plenty of privacy
- \* Quiet cul-de-sac street, surrounded by lovely neighbours
- \* Great functional floor plan with good segregation
- \* Split system heating and cooling
- \* Wonderful location close to all main arterial roads, public transport, schools and nature

Rates: \$3,025pa (approx.)

Land Tax: \$5,471pa (approx.)

UCV: \$508,000 (2024)

EER: 1.0

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