

56 Maxworthy St, Kambah, ACT, 2902

MY MORRIS

House For Sale

Thursday, 9 January 2025

56 Maxworthy St, Kambah, ACT, 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Light filled with an amazing outdoor area for entertaining

My new owners will love my:

- Generous and light filled living spaces
- Spacious bedrooms with built-in robes, including a segregated main bedroom with ensuite
- Functional kitchen with dishwasher and views of the rear garden
- Expansive outdoor entertaining deck and family-friendly backyard
- Ducted heating and cooling for year-round comfort

Large, sunlit living areas offer the perfect balance of relaxation and functionality in this wonderful family home. The open-plan design invites natural light, creating a welcoming environment ideal for family living or hosting friends. With ample room to relax or entertain, this home truly caters to every need.

Each bedroom is thoughtfully designed, offering built-in wardrobes and a sense of space. The main bedroom, privately positioned, includes an ensuite for added convenience. It's a retreat that combines comfort with practicality.

The kitchen is both practical and inviting, featuring a dishwasher and a lovely view of the backyard. It's designed for ease of use, making meal preparation a breeze while keeping you connected with family activities.

An expansive outdoor deck provides an ideal spot for entertaining, overlooking a grassy backyard that's perfect for children to play. Whether hosting a barbecue or enjoying a quiet moment, this outdoor space offers versatility and enjoyment.

Ducted heating and cooling ensure comfort throughout every season, keeping the home cosy in winter and cool in summer. Additional features include a light-filled bathroom with separate shower and bath, plus a secure double garage with ample storage and extra off-street parking.

Situated close to schools, shops, and public transport, this home is perfectly positioned for easy living. Kambah's local amenities and sense of community offer a great lifestyle for families and professionals alike.

Come and see the comfort and potential for yourself. This home is ready to welcome its new owners.

My sale specifics:

Built: 1992 (approx)

Block size: 826sqm (approx)

Living size: 148 sqm (approx)

Garage: 39.42 sqm (approx)

EER: 3.0 stars

UV \$537,000

Rates: \$2,333.00 p/a (approx)

Land tax: \$5,704.00 p/a (approx)

Disclaimer

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