

74 Kambalda Crescent, Fisher, ACT, 2611

LUTON

House For Sale

Thursday, 21 November 2024

74 Kambalda Crescent, Fisher, ACT, 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



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Fabulous Family Home in one of Fisher's Best Streets

Sitting neatly across a large 853m² (approx.) block, this delightful four-bedroom ensuite home offers modern living in an expansive, updated, light-filled residence. With a clever floor plan that segregates the bedrooms from the open-plan living areas, and a North-facing enclosed sunroom, walking into this home immediately creates a positive and uplifting impact on the senses.

Designed for comfort, the spacious interior is full of natural light. The living and dining areas gleam in the light which shines off the sleek bamboo flooring, creating a warm and welcoming atmosphere. An updated kitchen features heaps of bench space including an island bench with breakfast bar, making it perfect for informal meals. Quality appliances include an electric cook top, oven and dishwasher and there's plenty of storage. All the bedrooms are generously sized and have built-in wardrobes with the main bedroom suite, featuring a walk-in wardrobe and renovated ensuite, making a sweet parents' retreat. The renovated main bathroom is large and perfect for modern family usage and is conveniently close to the remaining bedrooms.

The sunroom adds additional indoor/outdoor living space, perfect for family gathering, outdoor entertaining or a rainy day playroom. Outside a separate garage/workshop sits behind a covered pergola area offering another outdoor entertaining zone, while the carport has a shed at the rear for all the tools needed to keep the easy-care, family friendly backyard neat. The block offers plenty of room for off-street parking, including for a caravan or trailer, through a side gate. In addition, the front garden has a semi-circular drive with more room for parking this generously sized block just keeps on giving!

Located within walking distance of local shops and open parkland, Arawang Primary School is close by. Cooleman Court and Woden town centre's shops and offices are a short drive away as are all the fabulous outdoor recreational facilities of Mounts Arawang and Taylor Nature Reserves.

In one of Fisher's highly sought-after locations, with plenty of room to expand, be sure to inspect this fabulous, move-in ready family home - while you can!

Features:

- Four bedroom, ensuite updated family home
- Located in one of Fisher's best streets
- On a large 850m² block
- Spacious open plan living and dining areas
- Updated kitchen with island bench, double sink, dishwasher
- Abundant bench space, electric cook top and oven, heaps of storage
- Four spacious bedrooms with built-in wardrobes
- Main bedroom suite with walk-in wardrobe and renovated ensuite
- Large renovated bathroom with walk-in shower, bath
- North-facing sunroom ideal for outdoor entertaining/extra living space
- Updated laundry with storage, external access
- Ducted reverse cycle heating and cooling
- 10kW solar system
- Large easy care backyard with side access, room for caravan or trailer
- Established very family friendly gardens
- Large single carport with automatic door
- Separate garage/workshop with covered pergola area
- Heaps of off-street parking
- Close to parks, local shops, primary and high schools,
- Mounts Arawang and Taylor Nature Reserve trails nearby
- Short drive to Cooleman Court and Woden Town Centre

- Rental appraisal of \$700 to \$740 per week

EER: 3

Land Size: 853m²

Living Size: 150m² (approx.)

Enclosed Patio Size: 30m² (approx.)

Land Rates: \$3,513 p.a (approx.)

Land Value: \$670,000 (approx.)