

9 Rankine Place, Kambah, ACT 2902



House For Sale

Monday, 23 December 2024

9 Rankine Place, Kambah, ACT 2902

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 905 m2

Type: House



Alec Brown
0406866007



Archie Cheeseman
0490317155

Auction 02/02/2025

Please note: This property will go to auction on Sunday, February 2nd, 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The first open home will be scheduled for Saturday, 11th January 2025. Hidden discretely at the end of the cul de sac, this superbly presented and proportioned property will instantly feel like home for the whole family. Slightly elevated with an expansive front yard, the northerly orientation offers a stunning outlook across to Mount Taylor, and is best enjoyed on the front verandah adjacent to the entry. New hybrid flooring features throughout the 177.42sqm floorplan, including a formal lounge, dining and extended family room with open fireplace. In the heart of the home lies the kitchen, complete with ample storage and updated appliances. Four bedrooms all include built-in wardrobes and recently upgraded double glazing windows plus the master has an ensuite for added indulgence. Bifold doors open out to a sizeable covered alfresco, with easy access out to the low-maintenance backyard. 3 phase power has been connected and solar is already on the roof. A large double garage with power plus a double carport provides plenty of space for the cars and all the added extras associated with family life. Find yourself strolling up to Urambi Hills or down to the school in just minutes - this exceptional family offering is a must to see. Property Features Include: • Elevated views from the front of the home • Formal lounge, dining and extended family room • Large kitchen fitted with ample storage, electric oven, cooktop, Fisher and Paykel double dish drawer • Entertaining area from the family room through bifold doors • Master suite fitted with an ensuite for added convenience • Three additional bedrooms all with built in robes • Bathroom fitted with all the essentials and separate toilet • Full sized laundry with internal & external access • Manicured and maintained surrounding gardens • North orientation towards the front • Partial double glazing throughout • Solar installed on the roof • Secure double garage plus a double carport • Living: 177.42sqm • Garage: 39.45sqm & Carport: 47.11sqm • Block: 905sqm • Rates: \$3,520.67pa • Land Tax: \$6,718.80pa (Investors Only) • UV: \$557,000 (2024) Close Proximity To: • Urambi Hills Nature Reserve & Mount Taylor Nature Reserve • Kambah Shops • South Point Tuggeranong • Westfield Woden • Canberra Hospital • Murrumbidgee Country Club • St. Thomas the Appostle Primary School • Taylor Primary School • Namadgi School Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.