

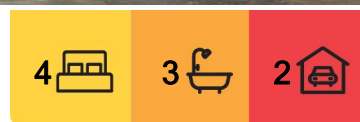


## Kambah, 2 Manifold Place

Double masters, triple living, multiply the possibilities

Tucked away in a quiet cul-de-sac and surrounded by lush, established gardens, this unique home offers a rare opportunity in today's market: flexible, functional multigenerational living without compromising on charm or comfort. Designed with space and versatility in mind, it features three distinct living zones, four bedrooms-including two master suites-fully renovated bathrooms and a laundry complete with underfloor heating. Whether you're part of an extended family, a blended household, or simply seeking room to spread out and reconnect, this is the ultimate forever home.

Warm, welcoming living spaces: The welcoming veranda and leafy front gardens set the tone for a home full of character. Inside, parquetry flooring leads to a cosy formal lounge with floor to ceiling windows that frame mountain views while the slow-combustion fireplace keeps the family warm. A separate dining room and two more living areas create even more space for the family. The spacious kitchen blends charm and function with an eat-in peninsula, quality appliances and lots of bench space.



### Auction

Sat 9th Aug @ 1:00PM

### View

Sat 26th Jul @ 1:30PM - 2:00PM

### Contact

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EER ★★★★★

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Four bedrooms, two master suites, endless flexibility: Whether you need room for grandparents, teenagers or privacy for parents, this home delivers. The first master suite is its own sanctuary with separate entry, lounge, home office and walk-in robe. The luxury ensuite includes double vanities, rain shower head and underfloor heating. The second master offers the same level of comfort, with an elegant fully renovated ensuite and adjoining living space. Two more bedrooms complete the picture, serviced by a fully renovated main bathroom with a deep luxurious tub and shower.

Outdoor entertaining and smart, sustainable living: Outside, the all-season entertaining area is surrounded by leafy established gardens and lawn for the kids. A double garage adds flexibility while a gravelled parking bay provides extra space for a caravan, boat, or trailer. With solar panels, heat pump and gas hot water, water tanks and wall mounted gas heater, this home is energy efficient, helping save on bills. Just minutes from schools, Mount Taylor, shops and cafes, this is one home where all the numbers stack up.

#### Why you'll love it

- Beautifully updated 4 bedroom plus office, 3 bathroom home in a quiet cul-del-sac.
  - Ideal for multigenerational families or flexible living with two separate master suites, lounge and separate dining.
  - Classic kitchen with plenty of space, electric cooktop, Bosch dishwasher, Westinghouse oven.
  - Master 1 with private living space, home office, walk-in-robe and luxury ensuite.
  - Master 2 with built-in robes and elegant ensuite plus adjoining living space.
  - 2 more bedrooms with built-ins, plus the opportunity to convert the home office to make a 5th bedroom.
  - Fully renovated family bathroom with underfloor heating, wet room with luxury tub and shower.
  - Paved entertaining area with undercover patio and established gardens.
  - Double garage with workshop plus second gravelled parking bay for trailer, caravan or boat.
  - Energy-efficient features: solar panels, heat pump and gas hot water, water tank, wall mounted gas heater.
  - Short walk to Mt Taylor, local schools, parks, shops and cafes.
- 
- Living space: 209m<sup>2</sup>
  - Garage: 43m<sup>2</sup>
  - Block size: 843m<sup>2</sup>
  - House built: 1975
  - Rates: \$3284 per annum
  - Land Tax: \$5009 per annum (if applicable)
  - EER: 3 Stars



## More About this Property

<b>Property ID</b>	CMJHQH
<b>Property Type</b>	House
<b>House Size</b>	209 m2
<b>Land Area</b>	844 m2
<b>EER</b>	3

### Sally McCallum 0410 835 087

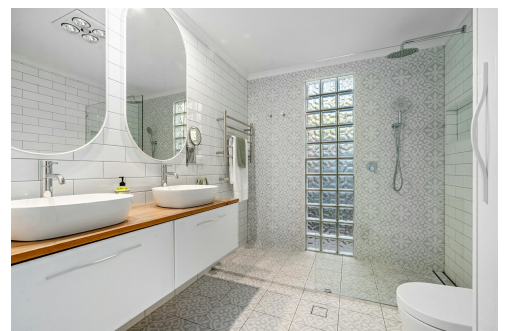
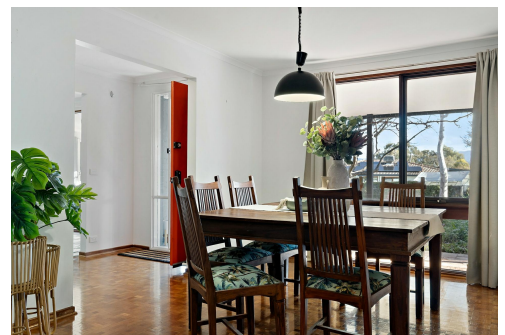
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

2 Manifold Place, Kambah ACT (2902)



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