



Kambah, 39 Ivo Whitton Circuit

A CLASS OF ITS OWN

Auction Location: On-Site

Superior in its design and presentation, exuding sophisticated character and charm, this exquisite residence is a true family entertainer, whilst the highest of style and comfort is ever present. Deluxe outdoor living, sprawling refined interiors and superlative entertaining credentials are all impeccably provided within this resort style, Hamptons home nestled in the esteemed Gleneagles Estate.

Commanding an impressive street appeal, warmth and sophistication radiates through the expansive interior; premium finishes awash at every turn. Boasting refined classic features, there are multiple living areas, a sparkling pool, gazebos and a tennis court, a dedicated dressing room, all embracing a coveted position at the base of the Brindabellas.

A formal entrance foyer with chandelier give an elegant welcome, setting the tone of the



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For Sale
Auction

View
ljhooker.com.au/H2SH5W

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EER

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rest of the home. Dedicated to exceptional living and entertaining, you are guided with grandeur into the generously relaxed formal living area; framed by glass to invite an abundance of natural light and the exceptional aspect. An extravagant work zone, the central kitchen impresses with absolute distinction and embracing a sleek aesthetic; refined joinery provides exceptional storage, set alongside an induction cooktop, double integrated oven and dishwasher, stone benchtops and tiled splashback, embracing an outlook over the pool. Bedroom 5/study is perfectly positioned downstairs, alongside an additional bathroom, perfect for guests.

The kitchen sits in the centre of the large, open plan dining and family room, glass doors provide seamless flow to the outdoor entertaining area, plus a picture-perfect outlook to the Brindabellas, the perfect backdrop for cooking and entertaining. Premium outdoor entertaining has been perfected, with two gazebos for covered entertaining, in-ground solar swimming pool, covered BBQ area, half sized tennis court, framed by easy care grass and greenery.

The option of five bedrooms are positioned throughout the home; catering to the modern family. The palatial master invokes sumptuous relaxation, including built in robes and an exquisite two-way ensuite with spa bath, shower, dual vanities and separate WC. There is also a dedicated walk-in robe/dressing room adjacent. An additional elegant bathroom is positioned to support the remaining 3 bedrooms on this level. Upstairs also provides an additional living area/rumpus room, allowing for harmonious family living/entertaining or a dedicated childrens retreat.

A massive array of additional features add to the distinction of the home and include a large separate laundry, ducted gas heating and re Fridgerated air conditioning, double garage with internal access and storage, solar panels, garden sheds, additional gated driveway for additional parking and more.

Built with the utmost quality in every facet, the location delivers a lifestyle that is second to none with an esteemed highly sought-after address. Nestled at the base of the Brindabellas, close to the Murrumbidgee Golf Course, Kambah Shops, South Point shopping centre and many quality local schools.

- Superior resort-style home sitting on 1029m2 block
- Double garage with internal access and storage
- Exceptional renovated kitchen with stone benchtops, induction cooktop, double oven and dishwasher
- 5th bedroom/study and additional bathroom located downstairs
- Large formal living area plus separate open plan family and meals space
- Incredible outdoor entertaining with solar in ground pool, two gazebos, covered BBQ area, half sized tennis court, garden sheds and easy care grass and greenery
- Rumpus room and family bathroom located upstairs
- Master bedroom with built-in wardrobes, premium ensuite with spa bath and separate WC plus adjacent walk in robe/dressing room
- Built-in wardrobes to second & third bedroom and 5th bedroom/study
- Ducted gas heating & re Fridgerated air conditioning
- Additional gated driveway for extra parking

Land size: 1,039m2 (approx.)

Living size: 281m2 (approx.)



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UV: \$623,000 (2023)

Rates: \$3,500 p.a (approx.)

Land tax: \$6,101 p.a (approx.)

Construction: 1997

EER: 3.0 stars

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Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

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More About this Property

Property ID	H2SH5W
Property Type	House
House Size	321 m ²
Land Area	1029 m ²
EER	3
Including	Pool Tennis Court

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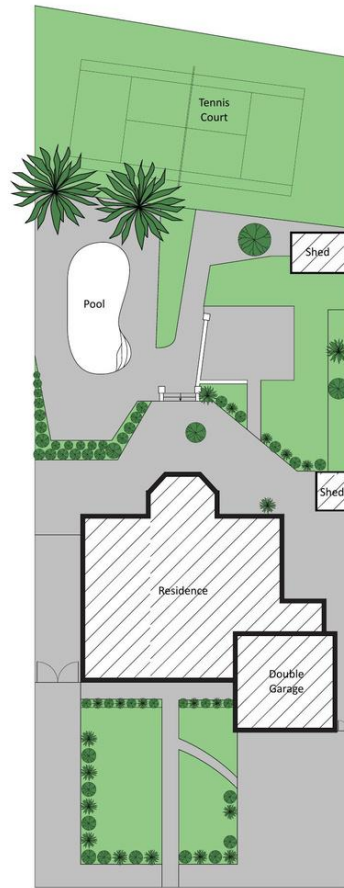
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First Floor



Ground Floor



Site Plan

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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