

1 Aldor Green, Conder, ACT 2906



Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 738 m2

Type: House



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\$995,000

Combining its corner 738sqm (approx.) allotment with a layout that's focused on family living, this alluring home will be appreciated for its space, flexible floorplan, light-filled ambience and captivating garden setting. Perfectly configured for the family keen to move straight in or lease out, the current dimensions allow for easy living with a lovely, light-filled lounge room positioned thoughtfully at the front of the home and ready to receive guests. Perfect for cooking up family feasts, the large kitchen wraps around a central SMEG gas stove top and includes a Chef oven, new Fisher & Paykel dishwasher and a breakfast bar for casual dining and opens onto an adjoining meals zone and family room. Flaunting tiles underfoot, it provides a pleasing connection out through a sliding door to a paved entertaining zone and re-landscaped backyard. Wake up to picturesque views of the manicured garden in the master haven with a large ensuite and abundant wardrobe space; paired with three double bedrooms and a bright main bathroom. A shade sail covered alfresco area is surrounded by a beautiful garden setting that envelops the home and provides an idyllic setting for relaxation with family and friends whilst keeping an eye on the kids as they play. Ducted gas heating, under floor heating in the kitchen/family/meals, a Fujitsu reverse cycle air conditioner, back to base security alarm, a separate laundry with outdoor access, a double garage with an automatic panel door and internal access, and a wide driveway allowing plenty of off-street parking further contribute to a quality offering. As for the convenience factor, enjoy early morning walks along the Rob Roy Nature Reserve and shopping trips with the kids to the Lanyon Market Place. This fantastic family home or investment is also within short walking distance of buses, sporting reserves and within quick and easy reach of Charles Conder Primary School, Saint Clare of Assisi Primary School and Lanyon High. EER 6.0

Why you'll love this home:

- * Pinnacle corner block position (of two sought after streets) surrounded by other quality homes
- * Situated on a sizeable 738m² (approx.) block
- * Elegant and fastidiously maintained front garden enhancing the already impressive street appeal of this rendered home
- * Undeniable space (accentuated by high ceilings) and light-soaked privacy throughout the generous floorplan
- * Large carpeted formal living/dining area with lots of windows providing ample natural light and views
- * Open kitchen/family/meals zone
- * Functional kitchen in modern tones with amenities including a laminate bench top, a Chef electric stainless steel oven, a SMEG 600mm gas cooktop, a Fisher & Paykel dishwasher and a breakfast bar for casual dining
- * Four spacious bedrooms enhanced by built-in robes to each
- * The master bedroom features an ensuite which is finished in full tile with a dual sink vanity (so each has their own space to perform morning and evening rituals), a shower with rain shower head, and a toilet
- * Superb family bathroom complements the styling of the ensuite
- * Good sized laundry with internal access from the garage and external access to the garden
- * Easy care back garden with a garden shed, a grassed area, pebble garden, beautiful established plants and timber veggie garden beds
- * The family/meals opens to a shade sail covered alfresco entertaining area - the perfect place to spend time with family and friends
- * Repainted interior
- * The home is comforted by ducted gas heating, under floor heating in the kitchen/family/meals and a Fujitsu reverse cycle air conditioner
- * Rinnai Infinity 26 continuous flow gas hot water system
- * Back to base alarm system
- * Meet some of your energy needs with the electricity the solar system generates
- * New LED downlights
- * Excellent storage facilities
- * New privacy blinds and blackout curtains in all bedrooms
- * Wide driveway allowing plenty of off-street parking
- * Personal car accommodation consists of a double garage with an automatic panel door and internal access
- * Affording an elevated and convenient location with great views, close to schools, local shops and the Rob Roy Nature Reserve with walking trails
- * House size (approximately): Residence - 190.19m², Garage - 39.77m², Total: 229.96m²