

# 1 Connibere Crescent, Oxley, ACT 2903

## Sold House

Monday, 6 November 2023

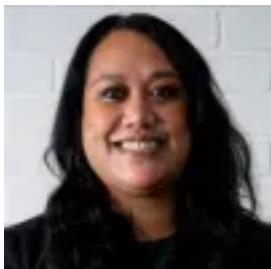
1 Connibere Crescent, Oxley, ACT 2903

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Maya Rourke  
0262949393

## Contact agent

This well-maintained family abode unfolds before you, revealing its many treasures. As you explore, you'll find four generously-sized bedrooms with built-in wardrobes. The master bedroom, basking in natural northeast light. Here, you'll uncover a private retreat, complete with a two-way ensuite featuring a spa bath/shower – a personal oasis where relaxation knows no bounds. The layout of this home is designed for those who value space and separation. The living areas are both separate and sizable, providing versatility for your family's needs. The heart of the home, an expansive kitchen, stands as a testament to functionality and style. With a gas cooktop, abundant bench space, and ample storage, it's a place where culinary creations come to life. Parking is a breeze with a double garage, a double carport at the front, and a single carport at the rear. There's room for every vehicle and more. The outdoors is a haven of tranquility, with a meticulously manicured garden and a charming outdoor covered entertainment area that adds prestige to this residence. Spanning approximately 1084 m<sup>2</sup>, this expansive corner property provides ample room for potential expansion or the addition of a granny flat. Features Include: 4 bedrooms and 2 bathrooms A two-way ensuite bathroom with a spa bath/shower, toilet Ducted Heating Ducted Vacuum Undercover Pergola Floating Floors Double Garage Double Carport and Single Carport Colorbond Fencing Air Condition unit Well-established gardens in both the front and rear yards The generous corner lot spans approximately 1084 m<sup>2</sup>, offering potential for expansion or a granny flat Center, Services Australia, and the Department of Social Services offices Proximity to Trinity Christian School, St. Mary MacKillop College, St. Anthony's Primary School, and Wanniasa School Located within walking distance to Tuggeranong Southpoint Shopping Nearby public transport

**Outgoings & Property Information:** Living size: 187 sqm Block size: 1084 sqm UCV: \$509,000 Rates: \$2,880 per annum Expected rent: \$ 690-740 per week Land tax (if rented): \$4,744 per annum EER: 4.0

**Disclaimer:** While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.