

10 Montefiore Crescent, Conder, ACT 2906



Sold House

Monday, 14 August 2023

10 Montefiore Crescent, Conder, ACT 2906

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 756 m²

Type: House

\$815,000

It's time to make your next move to 10 Montefiore Crescent, Conder. Positioned in a peaceful and secluded setting is this charming 4-bedroom ensuite home that boasts single level living on a large established block. Homes like this are hard to come by and presents as the perfect entry level family home, downsize or investment opportunity. The home is ideal for younger families and incorporates separate living options, an updated kitchen, two bathrooms, well sized bedrooms with built-in robes, ducted gas heating, reverse cycle air conditioning, outdoor entertainment areas, large private easy-care gardens with level lawns and surrounding mountain views. There is an abundance of car accommodation with a double carport tucked away at the rear of the property. The block offers ample off-street parking and plenty of scope to build a garage. There will never be an issue with visiting friends, family, or guests. A dream come true for children and a highlight for families in the neighbourhood, Montefiore Kids Playground is just a short walk down the street. Offering spacious green areas where children can run and play games, while parents can relax and keep an eye on their little ones. This is the perfect haven for kids to play, explore, and create lasting memories. Buyers can expect peace and seclusion with only moments to public transport, schools, shops and arterial roads that provide easy access to the Lanyon Marketplace, South Point shopping district, Woden Valley or the City. Your next chapter awaits... The Perks: • Four-bedroom home on a large established block • Located within a quiet looped leafy street • Updated kitchen with ample storage and bench space • Gas cooktop, electric oven, rangehood and dishwasher • Timber & slate flooring throughout for easy of cleaning • Roller blinds throughout • All bedrooms with BIR's for ease of storage • Main bathroom with shower, bath plus separate toilet • Large master with built in robes & ensuite • Separate laundry with rear yard access • Electric hot water system • Ducted gas heating & reverse cycle heating & cooling system • Large rear entertainment area with covered gable pergola • Large rear backyard with secured fencing right round • Landscaped easy care gardens with luscious level lawns and garden beds • Double carport with ample off street parking for caravan, trailer or boat • Easy access to local primary schools, playgrounds, Lanyon markets & South Point shopping The Numbers: • Living size: 130m² • Block size: 756m² • Land value: \$403,000 (2022) • General rates: \$2,516 p.a. approx. • Land Tax: \$3,659 p.a approx. (Investors only) • Rental Estimate: \$710 - \$740 per week • EER: 1.5 Stars • Build: 1992 Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.