

13 Feint Street, Conder, ACT 2906



House For Sale

Tuesday, 14 May 2024

13 Feint Street, Conder, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 500 m2

Type: House



Jonny Warren
0401452625



Sienna Sewter
0477139216

Offers Over \$689,000

In the family-friendly expanse of Tuggeranong, where tree-lined streets mirror the changing seasons, a cherished three-bedroom family home awaits its next chapter. Positioned on a 500sqm flat block, this home was purchased in 2017, promising more than just a residence for its owners, but a return to their roots, a commitment to community, and a foundation for family life. The homeowner, having grown up in the area, knew the value of its safe, serene surroundings. With its fantastic proximity to local shops and schools, this property offered an ideal place to nurture a growing family, and in recent years serves as a fruitful investment property now ready for its next landlord or owner occupier to do the same. Thoughtfully chosen for its practical floorplan and ample living spaces, that cater to both quiet family evenings and vibrant gatherings, this abode offers a comfortable lifestyle for its inhabitants. Modern conveniences, such as ducted gas heating and evaporative cooling ensure climate control through all seasons, creating an environment where life's moments are enjoyed in comfort. Each feature of the home, from the large master bedroom with direct access from the main bedroom as well as hallway, to the open plan living, dining, and kitchen area with its easy outdoor access, was appreciated daily. The kitchen, equipped with a Westinghouse oven and an inviting breakfast bar, was the scene of many morning chats and evening meal preparations, central to the family's routine. Over the years, the homeowner made several enhancements to ensure further comfort, including refreshing the carpets, installing a new back sliding door with security mesh, and keeping the heating and cooling systems well-maintained for peak efficiency. The heart of the home extends beyond its walls into the spacious backyard, which became a private oasis thanks to the addition of Colorbond fencing. This secure outdoor space, with its generous undercover alfresco area, is perfect for year-round entertaining and has seen many family barbecues and children's parties. The grassy area, cherished by pets and perfect for children's play, adds to the home's appeal as a family haven, ensuring a vast expanse for family activities and games. Situated within walking distance to local amenities including Lanyon Vikings Club and Conder Shops, and just a short drive from Tuggeranong Shopping Centre, this home is not just a dwelling but a hub for family life. Now, as the homeowners prepare to pass on the keys to their beloved abode, and the echoes of laughter and love fade, they reminisce on the countless hours of joy their home and secure backyard brought, along with the community-rich streets that offer both tranquillity and connection. With this bittersweet farewell, they are ready for another family, whether it be future tenants or an owner occupier, to create cherished memories of their own. **Currently tenanted until 04/07/2024 at \$560 per week** More Details:- Generous master bedroom ft. built-in wardrobe & direct access to main bathroom- Two additional, sizeable bedrooms ft. built-in wardrobes- New carpets installed in all three bedrooms (2021)- Open plan living, kitchen & dining space ft. sliding door access to undercover alfresco- Kitchen ft. Westinghouse 600mm electric built-in oven & electric cooktop, Everdue dishwasher, double stainless-steel sink overlooking backyard, ample cabinetry & breakfast bar- Additional, segregated formal living & dining space- Timber look flooring throughout- Single-glazed windows throughout- Ducted gas heating & evaporative cooling (regularly serviced)- Main bathroom ft. two-way entry, built-in bathtub, separate shower & separate toilet- Laundry ft. external access to backyard- Separate linen cupboard- Generous undercover alfresco entertainment space ft. new security mesh to sliding door- Spacious, secure backyard ft. two garden sheds, low-maintenance garden & Colorbond fencing- Landscaped front yard ft. established, low-maintenance garden & pavers- Single carport along left handside of house- Additional on-site parking in front yard- Pedestrian path alongside house- Within walking distance of Lanyon Vikings, public transport, local shops inc. Woolworths Conder, local sporting ovals & playing fields- Within walking distance of local pre, primary & secondary schools (inc. Charles Conder Primary, Saint Clare of Assisi Primary & Lanyon High)- Short commute to local shops, schools, parks & playgrounds- Approx. 9min commute to Tuggeranong Shopping Centre & surrounding retailers inc. Bunnings & Officeworks (according to Google Maps)- EER: 1 star- Year Built: 1991- Approx. Block Size: 500 sqm- Approx. Living Size: 112.1 sqm- Approx. Council Rates: \$600 per quarter- Approx. Rental Return: \$570 - \$600 per week