

# 16/7 Sommers Street, Conder, ACT 2906



## Townhouse For Sale

Thursday, 6 June 2024

16/7 Sommers Street, Conder, ACT 2906

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 97 m2**

**Type: Townhouse**



Jonathan Irwin

**\$615,000 - \$655,000**

If you're looking for a thoroughly renovated, single-level home with a generous courtyard and parking for two vehicles, then look no further! Vacant and ready to be enjoyed, this warm and welcoming home ticks all the boxes for those looking to downsize or purchase their first home.

**THE HOME**The spacious open plan living and dining area is ideally positioned adjacent to the kitchen and the covered pergola providing a convenient flow between indoor and outdoor living. The renovated kitchen is well proportioned and features ample storage, excellent bench space, gas cooktop and Fisher & Paykel dishwasher. The master bedroom is a good size and features a large built-in robe and direct access to the courtyard. There are two further bedrooms, both well sized. The bathroom has been professionally renovated and features a corner spa bath, excellent storage and separate toilet. The generous courtyard is one of the largest in the complex and offers convenient gate access to Sommers Street. Those with a green thumb will appreciate the established and low maintenance garden beds. There's car accommodation for two vehicles consisting of a single garage with internal access plus an adjacent car space.

**LOCATION**Set within 'Belle Tromonto', a tightly held boutique complex with lovely gardens located in a central and convenient part of Conder. It's just a 300m walk to Lanyon Vikings and a 900m walk to Lanyon Shops offering cafés, Aldi, Woolworths, specialty stores, gyms, a childcare centre and petrol station. Within a short drive is St Clare of Assisi Primary, Charles Conder Primary (8 min walk), Lanyon High (4 min walk) and Covenant Christian School.

**OWNERS COMMENTS**'We loved living at 16/7 Sommers Street. We will miss our garden with beautiful white Iceberg Roses and Lavender bushes. We enjoyed many a sunset over the Brindabella mountains from the living area and rear courtyard. There's so much we enjoyed about both the inside and outside too. This home is cosy and warm in winter and cool and comfortable in summer. The complex is quiet, peaceful and tidy, with great and friendly neighbours all around.'

**SUMMARY**Extensively renovated & upgraded - move in ready  
Open plan living & dining areas  
Large main bedroom with direct access to courtyard  
Updated bathroom with corner spa bath & separate toilet  
Updated kitchen features excellent bench/storage space, dishwasher & gas cooktop  
Split system air-conditioning  
Gas outlet  
Private & generous courtyard with covered pergola & updated metal fencing  
Single garage with internal access  
Additional allocated car space  
Charming cottage style gardens  
350m to Lanyon High & 650m to Charles Conder Primary School  
300m to Vikings Club & 900m to Lanyon Marketplace  
Rental estimate: \$600 - \$620  
Rates: \$570 per quarter  
Strata: \$400 per quarter  
Living: 97m<sup>2</sup>  
Garage: 23m<sup>2</sup>  
Porch: 2.4m<sup>2</sup>  
Total: 122.4m<sup>2</sup>  
Build: 1992  
EER: 2.5  
All figures are approximate  
For further details, please contact Jonathan Irwin by submitting an enquiry form below or calling on 0421 040 082.

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