

16 Llewellyn Loop, Conder, ACT 2906

House For Sale

Thursday, 14 March 2024



16 Llewellyn Loop, Conder, ACT 2906

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 493 m2

Type: House



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Auction 06/04/2024

For those in search of a residence blending single-level living with chic appeal in a coveted, family-friendly neighborhood, this home shines as an outstanding choice. Nestled in a convenient loop with ample street parking and just a short drive from Lanyon Shopping Centre, this exceptional three-bedroom ensuite home is embraced by low-maintenance landscaped gardens and scenic views of the surrounding Tuggeranong Hill nature reserve. Upon entry, spaciousness immediately greets you. The expansive lounge area, smartly designed, caters to young families, providing a space to unwind, relax, and enjoy. Transitioning into the modern open-plan kitchen and dining area, you're greeted by a ceramic-tiled walkway, while the additional living space adds another layer of richness to this already inviting home. At the heart of the home lies a striking entertainer's kitchen, fully renovated and equipped with high-quality appliances, including a Bosch electric cooktop, Bosch electric oven, and LG dishwasher. Boasting tiled splashbacks, 20mm stone benchtops, a breakfast bar, feature pendant lighting, and ample storage, this kitchen is sure to inspire culinary delights. The primary bedroom, strategically positioned at the rear of the residence, features a full wall of glass mirror sliding robes, a ceiling fan, and a stylish ensuite complete with basin, shower, and toilet. The remaining two generously sized bedrooms offer built-in robes, ceiling fans, and are serviced by the main bathroom, which features a shower, bath, and separate toilet for shared use. The outdoor entertainment area creates a seamless connection between indoor and outdoor living. Enhanced by a spacious pergola and paved area, it invites endless hours of entertaining with family and friends. The backyard boasts low-maintenance gardens, a garden shed, mature hedges for privacy, and Colorbond fencing, ensuring safety and security for children or pets. Enjoy year-round comfort with ducted gas heating and ducted evaporative cooling throughout, complemented by an additional reverse cycle split system in the family room. The home benefits from an efficient 22-panel 9.13KW solar power system with an 8.25KW inverter, contributing to reduced power expenses, and boasts an outstanding 5-star energy efficiency rating. This desirable home encompasses all the essential elements for those considering downsizing or purchasing their first home. Close to public transport, schools, shops, and arterial roads providing easy access to Lanyon Valley Marketplace, South Point Tuggeranong, or Woden CBD, it offers a 30-minute peak commute to both Civic and Belconnen.

The Lifestyle: Lanyon Marketplace • Lanyon High school • Saint Clare Primary School • Tuggeranong Hill Nature Reserve • Parks, playgrounds and walking tracks • South Point Shopping District

The Perks: Exceptionally presented 3-bedroom ensuite residence • Situated in a highly convenient loop at the base of Tuggeranong Hill • Single-level layout with an open-plan design • Flexible floor plan caters to multi-purpose use and offers segregated living areas • Kitchen designed for entertaining, boasting ample bench space and storage options • High-quality Bosch appliances including oven, electric cooktop, and LG dishwasher • Stone benchtop, tiled splashback, and feature pendant lighting add elegance • Main bedroom features ceiling fan, glass mirror wardrobe, and stylish ensuite • Well-sized additional bedrooms with built-in robes and ceiling fans • Stay comfortable year-round with ducted gas heating, evaporative cooling, and split system • Enjoy brighter living with energy-efficient LED downlights throughout • Benefit from a 22-panel 9.13KW solar power system with an 8.25KW inverter for reduced power bills • Outdoor entertainment deck, pergola, and level grass lawn for relaxation • Large double garage with internal access for convenient car accommodation • Secure backyard enclosed with Colorbond fencing, perfect for kids and pets • Additional street parking nearby for guest and visitor convenience

The Numbers: Total internal living: 153.7m² • Garage: 36.17m² • Total: 189.87m² • Block: 493m² • Rates: 648.75 p.q • Land Value: \$429,000 (2023) • Build: 2001 • EER: 5 Stars