

19 Templestowe Avenue, Conder, ACT 2906



Sold House

Friday, 18 August 2023

19 Templestowe Avenue, Conder, ACT 2906

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House

Contact agent

Sitting in an elevated position on a corner block and known locally for its leafy kerb appeal in summer, this solid, single-level home is an appealing option for anyone seeking a slew of off-street parking for a caravan, trades vehicle or visitors. With a large storage room that could double as a workshop, and hard-wearing interiors, it's a home that can keep up with the demands of a busy family life while offering a welcome respite at day's end. The flat, north-facing rear yard offers a wealth of possibilities with room for a future pool or add your own flourish to the existing alfresco space which already has convenient slider access from the family room and adjacent kitchen. A separate dining room and large lounge are more than up to indoor entertaining, while three bedrooms are peacefully grouped to one side of the home. The ensuite master benefits from a lovely eastern and northern aspect and has views over the rear yard. Nearby reserves, trails on the Tuggeranong Hill and the Conder Community wetlands provide terrific recreational opportunities. Children can also cross the street from this home and ride or walk directly to Lanyon High School or Saint Clare of Assisi Primary School without crossing another road. Features include:

- Single-level family home with excellent kerb appeal
- Corner block with north to the rear
- Large entry foyer
- Flexible lounge room with doors that allow it to be closed off
- Dedicated dining or meals space
- Bright family room
- Good sized bedrooms, all with built-in wardrobes and large windows
- Family bathroom with separate bathtub and walk-in shower
- Toilet located separately
- Neat ensuite to master
- Gas cooktop, electric wall oven and dishwasher
- Breakfast bar
- Laundry with rear access
- Gas wall heater to family room
- Ducted reverse-cycle heating and cooling
- Tiled floors throughout
- Private, low-maintenance rear yard
- Side gate access x2
- Parking bay and extensive off-street parking
- Secure double garage

Outgoings and property information (approx):

- Living size: 140.24 sqm
- Garage: 40.17 sqm
- Rates: \$3,063.47pa
- Land tax (if rented): \$5,172.20pa
- Expected rent: \$550-\$570pw
- Year built: 1997
- EER: 4.0