2 Curlew Place, Conder, ACT 2906
Sold House

Friday, 15 September 2023

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Bedrooms: 3	**Bathrooms: 1**	**Parkings: 1**	**Area: 474 m2**	**Type: House**

Contact agent

First home buyers, downsizers, or investors you don't want to miss this one!This charming three-bedroom home is situated in a superb part of Conder, which is in a lovely quiet little cul-de-sac, surrounded by quality properties and provides you with views of the Brindabellas.It's also walking distance to Lanyon Market Place, local schools, public transport stops and to the beautiful nature reserves.The home is immaculate and boasts timber floors in the lounge, an attractive tiled floor in the family room and kitchen, three lovely sized bedrooms, and a two-way bathroom.The back yard is secure and easy care, and under the pergola is where you can relax for an evening barbecue.There is single car accommodation.Other features include a reverse cycle air conditioning unit, solar panels, colorbond fencing and so much more.This would be an ideal first home, one to downsize to, or invest in.There's nothing to do but move in an enjoy!Call today!• Dual occupancy property• Block size is approx. 474m2• Separate living areas• Two-way bathroom• Single car accommodation• Timber floors in the lounge• Attractive tiled floor in the family room and kitchen• Covered pergola• Easy care and beautifully presented back yard• Reverse cycle air conditioning unit• Solar panels• Colorbond fencing• Views• Superb cul-de-sac location• Ideal first home, downsizer, or investment• EER 2.5 Outgoings & Property Information:Living size: 95 sqmBlock size: 474 sqmUCV: $278,400Rates: $1,342.52 per annumLand tax (if rented): $1,542.91 per annumExpected rent: $590 per weekYear built: 1994EER: 2.5Disclaimer:While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.