

21 Mentone View, Conder, ACT 2906



House For Sale

Tuesday, 14 May 2024

21 Mentone View, Conder, ACT 2906

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 652 m2

Type: House



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\$949,000+

Solely Properties welcomes you to come and explore this inviting four-bedroom, split-level home situated on the high side of a peaceful street. Just moments from Lanyon Marketplace, schools, reserves, walking tracks, and key arterial roads like Tharwa Drive, you'll find everything you need within easy reach here. The formal lounge room invites you in with its plush carpeting and high-set ceilings, creating a warm and welcoming space for gatherings. Step up to the separate dining room, providing an elevated view over the lounge, ideal for family dinners or hosting friends. The kitchen is spacious, with a tiled floor, ample bench space, and plenty of storage. It comes with quality stainless steel appliances, including a De'Longhi five-burner gas cooktop, an Omega electric oven, an integrated SMEG microwave, and a new Westinghouse dishwasher. The open-plan layout connects the kitchen to the family and meals area, making it easy to cook and stay connected. Step outside to the newly tiled and Colorbond-covered pergola area. It's perfect for dining outdoors or relaxing. Skylights bring in natural light, and the gently sloping garden has established plants, a grassed area, Colorbond fencing for added privacy and views that stretch across the landscape, providing a picturesque backdrop. The four bedrooms offer plenty of storage with built-in robes. The main bedroom has a walk-in robe and ensuite with a new vanity and mirror. The main bathroom features an updated vanity and a separate toilet. The home offers a large laundry with built-in storage, ducted gas heating, ducted evaporative cooling for comfort in any season, and an intercom doorbell. Parking is easy with a large double garage featuring high ceilings, automatic doors, and internal access. There's also ample off-street parking for guests. Freshly painted in a neutral colour, this home is move-in ready. EER 4.0

Why this home is solely for you: * Experience the epitome of family living in this spacious, light-filled, split-level four-bedroom home, nestled on the high side of the street * Convenience meets lifestyle in this coveted locale, situated moments from Lanyon Marketplace, schools, reserves, walking tracks, and arterial roads including Tharwa Drive * House size: Residence - 160.45m²; Garage - 46.24m² * Welcome guests into the carpeted formal lounge room boasting high set ceilings, offering a grand yet intimate space for gatherings * Step up to discover the separate carpeted dining room, providing an elevated perspective over the lounge room and perfect for hosting memorable dinners * Revel in the spaciousness of the tiled kitchen/family/meals area, where culinary delights seamlessly merge with everyday comfort * Delight in the well-appointed kitchen featuring ample laminate bench space, storage aplenty, a convenient breakfast bar, and stainless steel appliances including a De'Longhi five-burner gas cooktop, an Omega electric oven, an integrated SMEG microwave, and new Westinghouse dishwasher * Venture outside to the newly tiled and Colorbond-covered pergola, providing an ideal retreat for alfresco entertaining or tranquil relaxation, complemented by skylight inserts to enhance the ambiance * Embrace the tranquility of the gently sloping garden, boasting lush greenery, including established plants and a grassed area, with the family friendly inclusion of two clotheslines and secured by Colorbond fencing * Indulge in the luxury of the large main bedroom, featuring a walk-in robe and ensuite with a new vanity and mirror, providing a private oasis for relaxation * Retreat to any of the other three generously proportioned bedrooms, each offering built-in storage for effortless organisation * Enjoy the comfort and convenience of the main bathroom, complete with an updated vanity and mirror, and a separate toilet * Make laundry days a breeze in the good-sized separate laundry, offering generous space for appliances and built-in storage * Experience year-round comfort with ducted gas heating and ducted evaporative cooling * Benefit from a intercom doorbell for added security * The freshly painted indoor space, in a neutral colour scheme, offers a classic backdrop and effortless coordination with furniture * Park with ease in the large double garage boasting a high ceiling, extra storage space, automatic doors, and internal access, ensuring utmost convenience and security for your vehicles * There is the added convenience of an under-houe storage area, providing ample space for extra belongings * Enjoy the convenience of ample off-street parking, providing accommodation for guests or additional vehicles, enhancing the ease of everyday living