

# 25 Dobell Circuit, Conder, ACT 2906

## Sold House

Friday, 15 September 2023



25 Dobell Circuit, Conder, ACT 2906

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 910 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

## Contact agent

If you're looking for an exceptional entry level property then this home might just be perfect for you. An outstanding opportunity is now available to secure a fantastic family home, located on one of Conder's most sought after loop streets, boasting an elevated position on a large block with an amazing outlook. The property has three bedrooms, including a generous master with built-in robe & ensuite. The living areas consist of sun-drenched formal lounge & dining areas and a spacious open plan kitchen and family room that leads to an expansive covered outdoor area that's great for entertaining all year round. A wonderful opportunity - Offers considered prior to auction. Features include:- Located on a quiet cul-de-sac- Elevated position- Single level design- Ducted gas heating- Evaporative cooling- Three bedrooms, main with ensuite & built-in robe- Formal lounge and dining areas- Open plan family kitchen/meals room- Kitchen overlooks covered entertaining area- Double garage with auto door- Easy off-street parking bay and space for caravan, boat or trailer- Fully fenced with Colourbond perimeter- Views of the Brindabellas, Namadgi National Park, Rob Roy Nature Reserve and Tuggeranong Hill- 5 minute walk to schools (2 primary schools and a high school)- 2 minute drive to Lanyon Marketplace- Close to walking trails and nature walks- Huge backyard with separate established vegie patch and dog run- Great potential for future extension- North facing- Water tank. Rates: \$2,711 paLand tax: \$4,350 paUV: \$509,000EER: 1.5Living: 123sqmBlock: 910sqm