

**25 Templestowe Avenue, Conder, ACT 2906**

**CARTER + CO**

**Sold House**

Thursday, 26 October 2023

25 Templestowe Avenue, Conder, ACT 2906

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1532 m2**

**Type: House**



Sam Howes

0435899461

## Contact agent

Introducing 25 Templestowe Avenue, a remarkable family home positioned on Tuggeranong Hill. This property takes full advantage of its stunning aspect, offering breathtaking 180-degree views of the Brindabella mountains from the entertaining area. Step inside and be greeted by a versatile single-level design that effortlessly combines style and functionality. The stunning renovated kitchen, complete with high-end Miele appliances, is sure to impress. Multiple living areas provide ample space for relaxation and entertainment, ensuring everyone in the family can find their own sanctuary. The master bedroom boasts a walk-in robe and ensuite, offering a private retreat within the home. Two additional bedrooms with built-in robes, the bathroom features a bathtub, perfect for unwinding after a long day. A full-size laundry and separate powder room add convenience to everyday living. The secure 2-car garage ensures peace of mind for your vehicles. Externally, this home has been meticulously maintained and upgraded over the years. Stone retaining walls add a touch of elegance, while multiple sitting areas provide the perfect spots to enjoy the serene surroundings. The established gardens offer complete privacy, creating a tranquil oasis. Designed with entertainment in mind, this property presents a rare opportunity to own a stunning family home that ticks all the boxes.

Features+? Panoramic views of the Brindabellas+? Elevated position+? Paved entertaining area +? Established gardens providing privacy +? Three generous sized bedrooms+? Plantation shutters and double roller blinds+? Segregated master bedroom with spacious walk in robe and ensuite+? Easy access to Tuggeranong Hill Nature Reserve+? Freshly landscaped+? Formal dining and lounge+? Open plan living off kitchen with access to covered entertaining area +? Spacious kitchen with ample storage+? 40mm stone bench tops with waterfall edge+? Miele externally ducted range hood+? Miele cooktop+? Miele oven+? Miele dishwasher+? Two car garage +? Ample off-street parking +? Ducted gas heating + Ducted evaporative cooling+? Short drive to local shops and schools +? Nearby bus stop for private high schools

Statistics (Figures below are approximate) EER: 4 Year built: 1995 Land: 1532m<sup>2</sup> UV: \$504,000 Rates: \$2,746 per annum Land tax: \$4,433 per annum (only paid if rented) Internal living: 143m<sup>2</sup> Garage: 38m<sup>2</sup> Rental appraisal: \$880+