

# 27 John Russell Circuit, Conder, ACT 2906

LUTON

## House For Sale

Thursday, 13 June 2024

27 John Russell Circuit, Conder, ACT 2906

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 958 m2

Type: House



Ben Holder

0261763448

## Auction

Discover the perfect blend of comfort and convenience in this beautifully updated 3-bedroom, 2-bathroom home, nestled in the heart of Conder. This charming residence boasts a host of modern features and thoughtful upgrades, making it the ideal sanctuary for your family. Step inside to find freshly painted interiors and brand-new carpets that create a warm and inviting atmosphere. The spacious master bedroom comes with a private ensuite, offering a peaceful retreat after a long day. The additional bedrooms are generously sized, providing plenty of room for family, guests, or a home office. The heart of the home is a very functional kitchen, equipped with gas cooking and an electric oven, perfect for preparing delicious meals. Adjacent to the kitchen is a sun-drenched, approved sunroom that offers a delightful space for year-round enjoyment, whether you're relaxing with a book or entertaining friends. Comfort is assured with ducted gas heating and evaporative cooling, ensuring the perfect temperature all year round. The instant gas hot water system provides efficient and reliable hot water, adding to the convenience of this well-appointed home. Outside, the property continues to impress with its expansive 958m<sup>2</sup> block. The large backyard is perfect for children to play or for hosting outdoor gatherings. The garden is equipped with three watering tanks, ensuring your plants and lawn stay lush and green even during the driest months. With an above-average building report and no unapproved structures, you can move in with peace of mind. Parking is a breeze with a secure single-car garage plus an additional carport, offering plenty of space for vehicles and storage. Located in a family-friendly neighborhood, this home is close to local schools, parks, shopping centers, and public transport, providing everything you need right at your doorstep. Whether you're looking for a place to raise a family or a peaceful retreat, 27 John Russell Circuit, Conder is the perfect choice. Don't miss out on this rare gem. Contact us today to arrange a viewing and make this dream home yours!

**Key Features:** 3 Bedrooms 2 Bathrooms 1-Car Garage + 1 Carport  
Build in Robes in 2 bedrooms Functional Kitchen with Gas Cooking Ducted Gas Heating and Evaporative Cooling  
Stunning sun-room Beautiful Gardens Quiet Street North Facing for Winter Warmth

**Key Details:** Unimproved Value: \$458,000 Rates: \$2,711 Land Tax Approx (If Rented) \$4,350 living size approx: 149m<sup>2</sup> Block size approx. 958 m<sup>2</sup> EER 3 stars Year built 1991

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