

**30 Dixson Circuit, Conder, ACT 2906**

LUTON

**Sold House**

Wednesday, 23 August 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 561 m2**

**Type: House**



Ben Holder

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## Contact agent

Placed in the heart of tranquillity, this charming 3-bedroom, 1-bathroom home offers an inviting and comfortable lifestyle you've been searching for. With built-in robes in two bedrooms and fans in every room, comfort and convenience are at the forefront of this residence. Enjoy the luxury of a spacious backyard, perfect for outdoor gatherings, gardening, and playtime with loved ones. Imagine creating cherished memories against a backdrop of green serenity. Indulge in the convenience of instant hot water with the energy-efficient gas system, ensuring you have warm showers whenever you desire. Experience year-round comfort with the electric reverse cycle heating and cooling system. Your ideal temperature is just a touch away, no matter the season. Stay refreshed in the summer and cosy in the winter with fans in each bedroom, circulating the perfect breeze throughout your sanctuary. Situated near the renowned Lanyon shops and the vibrant Lanyon Viking Club, everything you need is within reach. Experience the ease of shopping, dining, and entertainment just moments away from your doorstep. Your chance to own a slice of heaven in Conder is here. Act now to secure this remarkable property and elevate your lifestyle to new heights. Contact us today to schedule a viewing and make this incredible house your forever home. Your dream lifestyle is closer than you think!

**Key Features:** 3 Spacious bedrooms  
Fantastic location near schools, shops, etc  
Single carport for convenient parking  
Reverse cycle heating system for year-round comfort  
Large back yard garden for entertainment  
Instant gas hot water for convenience  
Unimproved value \$375,000  
Rates: \$2,188  
Land tax: (if rented) \$3,097  
Living size approx. 96M<sup>2</sup>  
Block size approx. 561M<sup>2</sup>  
EER 1.0 Stars  
Year built 1992

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