

**35 Barringer Street, Conder, ACT 2906**



**Sold House**

Friday, 11 August 2023

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**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 4**

**Area: 1719 m2**

**Type: House**



Steven Thomas

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**\$1,310,000**

35 Barringer Street is set on a huge 1719m<sup>2</sup> parcel of land that backs Tuggeranong Hill reserve, sitting up high above the rest of conder with panoramic views of the Brindabellas. These exclusive homes do not come up on the market very often so if you are looking for a substantial and modern family home that has had plenty of money spent on updates including a new covered alfresco area with stunning uninterrupted views that is perfect for weekend dinner parties and barbecues, then don't delay. Additional to the house is a fully contained approved 10a studio that has air-conditioning, double glazed windows/sliding doors that again, gives uninterrupted panoramic views across the mountains. Inside you will find a large open spaced room with substantial inbuilt wardrobe, large bench space with provisional plumbing already done. The space also has a toilet, shower, sink and vanity with floor to ceiling European tiles. Nothing has been spared. You can use this space as a home office, teenage retreat, workshop or whatever you choose. Inside the main house, it is far from original. All 3 bathrooms have been renovated, as well as a new chef's style kitchen features 40 mm stone Benchtops, AEG appliances, soft close joinery, and a good-sized pantry. Additionally, a new fan assisted solid wood combustion fireplace ensures the house is always warm and cosy in winter, and located in a loungeroom with uninterrupted views of the Brindabella's it's the perfect place to sit and relax or entertain with friends on a cold winters evening. The expansive garden areas have been cleverly landscaped with stone retaining walls throughout the back of the property. These gardens have all been re-done in the last 3 years to make them extremely low maintenance yet visually impressive, and with plenty of outdoor seating and private areas to watch the birdlife and changes that the seasons bring. Come and inspect today, you won't be disappointed. Ground floor 127sqm, first floor 115sqm, garage 50sqm, verandah 16sqm, studio 35spm Fronius 6kw solar system with power meter to monitor usage Fibre to the premise capability for Internet ensuring super-fast connection New Alfresco entertaining area with panoramic views Elegant kitchen with 40mm stone benchtops, AEG appliances, soft close joinery Huge formal lounge and dining room with fireplace Year round comfort is assured with ducted heating and split r/c cooling Crimsafe screens Remote control operated external colour-bond shutters throughout Security system including sensor external lights throughout front and back of the property Luxaflex thermal block blinds throughout Water pressure booster Partially irrigated gardens with stone retaining walls and colour-bond fencing Electric hot water service Solid wood slow combustion fireplace with fan Exclusive access via long driveway offering privacy and security with no road noise or through traffic. On school routes with bus stop located less than 200m away on the adjacent street. Features- Dining Room- Dishwasher- Electric Garage Doors- Entrance Hall- Family Room- Heating Wood Fire- Lounge Room- Pergola- Pond Water Feature- Reverse Cycle a/c- Rumpus Room- Self-contained class 10a studio- Separate Toilet- Solar Panels- Split System a/c- Walk In Robe