

40 Charterisville Avenue, Conder, ACT 2906



House For Sale

Friday, 10 November 2023

40 Charterisville Avenue, Conder, ACT 2906

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Area: 147 m2

Type: House



Steven Thomas

\$900,000

As soon as you arrive the breathtaking views welcome you. Located on 705m² parcel of land is this family home. From the panoramic scenery to huge rear entertaining deck this is the perfect family home. You will be a short distance to Tuggeranong Nature Reserve, local schools and public transport. The landscaped gardens cleverly create a usable lawn space, and you will be able to keep an eye on children from above. There is a sun drenched lounge room to front of home and a slow combustion fireplace perfect for winter evenings and your favourite wine. The dining room is adjacent and offers lovely views across the valley. The colorbond roof means no cracked tiles and the lovely sound of rainfall above. The Chef's style kitchen has been renovated and will be ideal for entertaining. It features free-standing oven, 900m gas cooktop and oven. The designer style black stone benchtops, dishwasher, ample cupboard and bench space, mean cooking will be a breeze. The family room adjacent kitchen also has sweeping views across valley and opens to your rear covered pergola and deck. The perfect to entertain with family and friends. All bedrooms are a good size. The master bedroom is large and can easily accommodate a king bed. The ensuite has been updated. The main bathroom features a bathtub for children's bath time. Secure fencing, just the right amount of lawn space and visible backyard means this is ideal for raising a young family. An additional workshop to rear of tandem garage means your hobbies to, are catered for. The garage is over 12metres long for your pride and joy to be securely stored. Year round comfort is assured with evaporative cooling and ducted heating. Solar voltaic panels means your ongoing costs will be lower than homes without. Be quick this won't last long- Sweeping views through plantation shutters to the Brindabella Mountains- Recently landscaped usable flat back grassed area- New timber style flooring throughout- 4 bedroom ensuite design- Slow combustion fireplace located in the main living area- Ducted gas heating- Evaporative cooling- Solar panels- Renovated kitchen- Single level- Plantation shutters throughout- New shower screens and vanities- LED downlights throughout- Ceiling fans in all bedrooms- Stone bench top- Spacious covered alfresco area- Under house storage- Colour bond roof, listen to the rainfall- Tandem enclosed carport- 900m gas cooktop and oven- Dishwasher- Workshop- Extra parking available for a caravan, trailer, boat or car- Living: 147m- Block: 705m- Rates: \$3,089 p.a.