

40 James Smith Circuit, Conder, ACT 2906

McIntyre
PROPERTY

Sold House

Friday, 11 August 2023

40 James Smith Circuit, Conder, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 398 m2

Type: House

\$720,000

Are you looking for the perfect first home or a lucrative investment property? Look no further! McIntyre Property are proud to present 40 James Smith Circuit, Conder. Step inside and be amazed by the spaciousness and elegance of this abode. The formal lounge and dining room offer a delightful ambiance for hosting gatherings and creating lasting memories with your loved ones. Calling all food enthusiasts! The kitchen is a culinary haven with loads of bench space, perfect for whipping up your favourite recipes. A large double-door pantry ensures ample room for storing all your food essentials and kitchen appliances, keeping your culinary workspace organized and tidy. The large peninsula bench is not only ideal for food preparation but also a fantastic spot for casual meals on bar stools. The good-sized family room flows from the kitchen so you can watch the children play whilst preparing meals. The three well-proportioned bedrooms, complete with built-in robes, provide the perfect retreat for relaxation after a long day. You'll find comfort in the functional bathroom, designed to cater to all your needs. Stay cozy all year round with the convenience of two reverse cycle split systems, ensuring a comfortable environment regardless of the weather outside. The separate laundry adds practicality to your daily routines, making chores a breeze. Meanwhile, the great entertaining area beckons you to host unforgettable gatherings with friends and family, creating cherished moments that will be treasured forever. Entertain your family and friends under the great pergola overlooking the easy-care gardens. Parking is a breeze with a double garage and ample off-street parking, ensuring you and your guests always have a place to park conveniently. Location, location, location! This home is perfectly situated close to schools, shops, and public transport, making every aspect of your life effortlessly accessible. Don't miss this incredible opportunity to make this house your home or invest wisely in a property that will yield fantastic returns. Contact us now to schedule a viewing and secure this gem before someone else does!

Features Include:

- Formal lounge and dining room
- Functional kitchen with loads of cupboard and bench space
- Family room flows off the kitchen
- Three good-sized bedrooms with built-in robes
- Two reverse cycle split systems
- Separate laundry
- Great entertaining area
- Easy care gardens
- Double garage with ample off-street parking

Outgoings & Property Information: Living size: 103.5sqm Block size: 398 sqm UCV: \$352,000 Rates: \$2,136 per annum Land tax (if rented): \$2,847 per annum Year Built: 1997 EER: 3.5

Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.