

# 41 Richardson Circuit, Conder, ACT 2906

## House For Sale

Thursday, 16 May 2024



41 Richardson Circuit, Conder, ACT 2906

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 809 m2

Type: House



Lisa Silberberg  
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## Auction 07/06/2024

Nestled in the hills of Conder, this charming and calming home invites you to experience the epitome of comfortable living in a vibrant community. Boasting a perfect blend of modern amenities and suburban tranquillity, this home offers a sanctuary where you can create lasting memories with your loved ones. Step into the spacious interiors of this home, featuring generously sized living areas, ample natural light, and a versatile floor plan that adapts to your lifestyle needs. Formal and informal living rooms adorned with floating timber flooring, chic window furnishings, skylights and calming feature walls flow seamlessly to the expansive covered outdoor area. Four bedrooms are separated from the main living and are generously sized and feature plenty of natural light, creating a warm and inviting atmosphere. All include built-in robes and additional storage is available within multiple linen closets and laundry. A fifth bedroom is separated from the bedrooms and living, making for a productive home office that overlooks an array of seasonal colours. The expansive backyard offers a private retreat for outdoor gatherings, gardening, harvesting, or simply basking in the sunlight. Create unforgettable memories with friends and family in this inviting space. An extra high double garage, together with side access and extra parking ensures that those with a love of engines and hobbies are provided with plenty of secure coverage. Residents of Lanyon Valley enjoy exceptional cafes, the Vikings Club, many restaurants, a park run and yoga community, an abundance of walking and cycling trails, an adventure playground and picturesque Brindabella views as a backdrop. In the right wind, you may even capture a glimpse of a hang glider overhead launching from Rob Roy nature reserve. Allow your family to be fully immersed in the lifestyle of Lanyon and welcome the reality of coming home to peace and tranquillity. Private inspections are most welcome and can be arranged by simply reaching out to Lisa Silberberg on 0416227666. The Perks: • 4 large living rooms • Covered outdoor area surrounded by seasonal colour • 5 bedrooms with built-in robes • Master suite with walk-in robe and ensuite • Double garage with high ceilings and remote access • Plenty of off-street parking and side garden access. • Elevated flat-level block with mountain views • Floating timber floorboards and quality window furnishings • Freshly painted throughout • Ducted reverse cycle heating and cooling • Instant gas hot water • Full pantry, overhead and under bench storage and breakfast bar • Gas cooktop. Electric oven and dishwasher • Surrounded by quality homes in sought-after location • External awnings • Close to quality schools • Easy access to main arterial roads The Numbers: • House 206m<sup>2</sup> • Double Garage 38m<sup>2</sup> • Total 245m<sup>2</sup> • Block 809m<sup>2</sup> • Land Tax: \$5531 per annum approx (if rented) • Rates: \$3231 per annum approx