

42 Jane Price Crescent, Conder, ACT 2906

House For Sale

Saturday, 3 February 2024



42 Jane Price Crescent, Conder, ACT 2906

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 859 m2

Type: House



Jacob Stanton
0499999734



Jesse Sands
0402669754

Auction 24/02/2024

Experience the epitome of family living in this exceptional residence meticulously designed to cater to the needs of a growing family. Poised on a generous 859m² corner block, this property boasts a sprawling 243.5m² internal living space that opens up to awe-inspiring vistas of the majestic Brindabella Mount Range. Nestled in a highly sought-after locale, this impressive family haven guarantees unmatched privacy and seclusion within its expansive grounds. Perched on the elevated side of the street, the unspoiled panoramas immediately set the tone for a tranquil atmosphere. Step inside and be entranced by the generously proportioned, thoughtfully laid out, and modernly designed living spaces. The grand entrance with soaring ceilings leads to a front formal lounge, while the spacious family area effortlessly connects to the well-appointed kitchen. With sleek cabinetry, granite formation benchtops, splashback, custom joinery, and ample storage space, the kitchen transforms cooking and entertaining into a delightful experience. Adjacent to the kitchen, a versatile space awaits, offering the potential for a dedicated home office or additional storage with shelves that could double as a butler's pantry. Bathed in natural light, this area adds to the overall flexibility of the home. Extend your living experience from the family room to a rear pergola and entertainment area, complete with a jacuzzi and outdoor TV – a perfect setting for relaxation and hosting gatherings. Picture yourself sipping a cold drink while cheering for your favourite sports team in this ideal indoor-outdoor connection. As you move towards the rear of the home, discover an additional spacious bedroom with ensuite, built-in robes, and a convenient rumpus room with rear yard access. Perfect for segregated single-level living, a teenage retreat, or a potential self-contained living area for extended family. On the upper level, the master bedroom beckons with a full wall of sliding robes, a stylish ensuite, and large windows that flood the room with natural sunlight. Two additional strategically placed bedrooms, each with ample size, built-in robes, and easy access to the main bathroom, cater to both youngsters and teens. The outdoor space mirrors the impressive interior, featuring easy-care established gardens, a sectioned backyard for pets and kids, a garden shed, a well-sized veggie garden, and a private covered outdoor entertaining area. The residence ensures ample parking space for trailers, boats, caravans, or cars, with a large double garage providing both internal and undercover access, a carport, and abundant off-street parking options. This dream family retreat, ready for immediate occupancy, is conveniently located near Russell Drysdale Crescent Playground, Tuggeranong Hill Nature Reserve, and essential amenities, including Lanyon Marketplace, schools, public transport, and the bustling South Point shopping center. Immerse yourself in the ultimate family lifestyle – your dream home awaits!

The Lifestyle: • Lanyon Marketplace • Lanyon High school • Saint Clare Primary School • Tuggeranong Hill Nature Reserve • Parks, playgrounds and walking tracks • South Point Shopping District

The Perks: • Exceptional family residence with unspoilt panoramas. • Practical floor plan offering 4 separate spacious living areas • Private bedroom with ensuite and built in robes on lower level • Rumpus room next to lower bedroom with potential for self-contained space • Master bedroom on upper level with full wall of glass mirror sliding robes + ensuite • Gallery living area separating other 2 bedrooms with built in robes • Main bathroom services upstairs bedrooms featuring shower + bathtub • Additional powder room on lower level convenient for guests • 3 full-service bathrooms + 4 toilets throughout home • Ducted gas heating + evaporative cooling throughout • Ceiling fans throughout bedrooms + rumpus • Additional split system heating & cooling in rumpus + gas heater to formal living room • Wall and ceiling insulation, along with high-quality curtains, for energy efficiency and comfort. • Well-appointed kitchen with dishwasher, Fisher & Paykel gas burner cooktop, and stainless-steel oven. • Formal lounge, study, rumpus room, family room, and gallery area for versatile living. • Rear pergola and paved outdoor entertainment area with jacuzzi + outdoor TV • Natural gas BBQ included with sale • Rinnai instantaneous gas hot water system for endless hot water supply. • Remote controlled doors on the 40m² double garage for convenience. • Garage provides internal and undercover access. • Additional carport on the side of the home • Security lighting, cameras, and system for peace of mind. • External blinds and external roller shutters for shade and privacy.

The Numbers: • Total internal living: 243.50m² • Garage: 40m² • Block: 859m² • Land value: \$570,000 (2023) • Rates: \$3,179 p.a. • Build: 1995 • EER: 2.5 Stars