

# 44 Ina Gregory Circuit, Conder, ACT 2906



## House For Sale

Thursday, 28 March 2024

44 Ina Gregory Circuit, Conder, ACT 2906

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



David Stokes  
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## Auction

Set upon a private yet exceptionally spacious 947sqm parcel of land, an owner built and sizeable single level family residence. Designed to maximise natural light, the home's solar efficiency and immersion within its garden surrounds create a peaceful sanctuary, ideal for the growing family. The superb family layout offers a mix of formal and informal living areas, with a well-equipped kitchen central to the home. Opening onto a large timber deck facing a fenced rear garden and green belt, entertaining in this home is a breeze. Four spacious bedrooms include a master with walk-in robe and ensuite and are serviced by a family bathroom. A separate double garage also features a circular drive, ideal for extended car accommodation. Enjoy a short commute down to local schools, Lanyon Marketplace and ease of access to nature reserves and Tuggeranong Town Centre. Offered to market for the very first time, this is a remarkable opportunity in a popular suburb. Features:- Private family home on 947sqm of land, siding open space and a playground.- Gas wall heater in lounge, air conditioner in family room.- Fully insulated ceiling and walls.- Three phase power, with solar panels on roof.- Circular driveway to enter the home.- Formal lounge & dining spaces with feature slate flooring.- Kitchen with gas cooking and good storage.- Large family room, opening onto north-facing deck.- Main bedroom with walk-in robe and ensuite.- Three further bedrooms with built-ins.- Family bathroom with separate toilet.- Laundry.- Double garage with additional storage.- Private rear garden with access to neighbouring playground.- Short commute to Schools, Lanyon Marketplace and Conder Ridge. Property Details: Block Size: 947sqm. Living Size: 164sqm. UCV: \$433,000 (2023). EER: 4.0 Estimate of Rental Return: \$660 - \$690 per week. Note: Figures are approximate.