

5 Barringer Street, Conder, ACT 2906



Sold House

Friday, 11 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1061 m2

Type: House

\$1,125,000

Discover a truly remarkable home that offers everything a growing family needs. Nestled on a substantial 1062m² corner block, this elevated property provides a spacious internal living space of 187m², accompanied by breathtaking views of the Brindabella Mount Range. Positioned in a sought-after locale, this remarkable family home ensures privacy and seclusion amidst its expansive grounds. Resting on the high side of the street, you'll be captivated by the unspoiled panoramas, instantly making you feel at ease. As you step inside, prepare to be impressed by the generous proportions, practicality, and contemporary design of the living areas. The well-appointed kitchen boasts sleek cabinetry, high-spec benchtops, a tiled splashback, ample bench and cupboard space, a breakfast bar, gas burner cooktop, and a dishwasher, making cooking and entertaining an absolute pleasure. The kitchen space seamlessly connects with the large family room, which, in turn, opens up to the rear pitched pergola and entertainment area, offering the perfect setup for hosting family and friends. The master bedroom, tucked away for privacy, features a generous walk-in robe, a stylish ensuite, and large windows that allow an abundance of natural sunlight throughout the year. The remaining three bedrooms, thoughtfully positioned on one side of the house, provide ample size, built-in robes, and easy access to the main bathroom, catering to the needs of both youngsters and teens. Step outside and be greeted by a stunning outdoor oasis, adorned with flourishing shrubs, deciduous trees and easy-care Astro turf lawns. The expansive backyard offers a private retreat for relaxation and outdoor gatherings. Imagine the ethereal experience of watching the sunset from your very own gazebo, perched high in the backyard. This home also boasts a large double garage with undercover access, along with ample off-street parking options for your caravan, trailers, boat, or additional vehicles. Indulge in daydreams as you envision this property becoming your ideal home. The seller has already done the hard work, ensuring a neutral colour scheme and modern finishes, allowing you to move in effortlessly. And if you desire, there is the potential to add your personal touch over time. Your next chapter awaits in this captivating abode.

The Perks:

- Exceptional family residence with unspoilt panoramas.
- Segregated master bedroom with modernized ensuite for a private oasis.
- All bedrooms with built-in wardrobes for ample storage.
- Double glazed windows to family room and two rear bedrooms.
- R/C Split system, ducted gas heating and evaporative cooling for year-round comfort.
- Wall and ceiling insulation, along with high-quality curtains, for energy efficiency and comfort.
- Well-appointed kitchen with dishwasher, ceramic cooktop, and stainless-steel double oven.
- Formal lounge, dining rooms, family room, and meals area for versatile living.
- Pitched rear pergola with ventilation and wall-mounted fan.
- Outdoor speakers with concealed cabling for surround sound and Foxtel connections.
- Infinity continuous flow gas hot water system for endless hot water supply.
- 4kW Solar Array with 21 panels and SMA Inverter, with current rebate tariff of 45.7c/kW.
- Water tanks and greywater system for efficient irrigation.
- Energy-saving and UV-reducing window tinting where needed.
- Mature and low water usage landscaped gardens with tiered stone walls
- Your very own gazebo, perched high in the backyard with magical views
- Remote controlled doors on the 42m² double garage for convenience.
- Security lighting for peace of mind.
- External blinds for shade on hot summer days.

The Numbers:

- Total internal living: 187.27m²
- Garage: 42m²
- Block: 1062m²
- Land value: \$493,000 (2022)
- Rates: \$2,766 p.a.
- Build: 1995
- EER: 4 Stars