

# 5 Montgomery Place, Conder, ACT 2906



## House For Sale

Friday, 3 November 2023

5 Montgomery Place, Conder, ACT 2906

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 658 m2**

**Type: House**



Lisa Silberberg

0416227666

**\$900,000+**

Sensationally positioned in a leafy tree-lined cul-de-sac in the heights of Conder and at the base of Tuggeranong Hill lies this exceptional family home bursting in breakaway spaces, formal and informal living rooms and generous bedrooms. On the high side of the street with split-level design, the home maximises the sloping block with its clever layout. The baroque architectural elements are truly on display with picture windows, a unique roof line and a clever floor plan which provides all the spaces a family could need. The culinary enthusiasts will be inspired by the updated kitchen which includes gas and electric cooking appliances, an extensive breakfast bar, space for a wine fridge, timber bench top, full pantry and ample overhead and under bench cabinets and drawers. Peacefully segregated at the rear of the home is a spacious master bedroom with built-in robes and an ensuite adorned with a stone basin, custom cabinetry and quality tapware. The oversized bedrooms all have built-in robes and a walk-in linen press is available for additional storage. Inside, by the entry lies a double garage and workshop with internal access and 5th bedroom, the perfect space for a home-run business or home office. Cloak cupboard and under-house storage round out the incredibly versatile space. Side gate access to the rear, a low maintenance garden and covered outdoor area make this remarkable home the perfect find for any family. To arrange a time to view 5 Montgomery Place, Conder simply reach out to Lisa Silberberg on 0416227666. The Perks: • Split-level home in a cul-de-sac location • Bedrooms with robes • Master bedroom with ensuite bathroom • Updated kitchen and bathrooms • Freshly painted throughout • New carpets and floating timber boards • Walk-in linen closet + cloak closet • Double garage with single panel lift remote and internal access • Workshop + under house storage • Ducted gas heating + evaporative cooling • Electric and gas cooking appliances + dishwasher • Formal living room + dining • Rumpus • Separate toilet • Updated laundry with overhead store • Easy access to main arterial roads • Close to walking and cycling trails • Gentle walk to public transport for main routes The Numbers: • House: 189m<sup>2</sup> • Garage: 44m<sup>2</sup> • EER: 4.5 • Year of construction: 1999 • Rates: \$3,142 (per annum) • Land Tax (if rented): \$5,341 (per annum)