

# 5A Roth Place, Conder, ACT 2906

## Duplex/Semi-detached For Sale

Thursday, 13 June 2024



5A Roth Place, Conder, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 139 m2

Type:

Duplex/Semi-detached



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## Offers Over \$725,000

Nestled in a quiet cul-de-sac alongside green space, this exquisite three-bedroom dual-occupancy home offers the perfect blend of comfort and convenience, making it an ideal choice for first-home buyers or those looking to downsize. Just moments away from Lanyon Shopping Centre, indulge in a lifestyle of tranquillity and accessibility. Tucked away behind the front property, this well-appointed single-level residence boasts a tastefully renovated bathroom adorned with floor-to-ceiling tiles, featuring a large semi-frameless shower screen, and not one, but two toilets - one conveniently located next to the bathroom. Step into the heart of the home and discover a well-presented kitchen, complete with a gas stove top, dishwasher, ample cupboard space, and a layout designed for effortless meal preparation. The adjoining living and dining areas seamlessly merge, creating an inviting space for relaxation and entertainment. Escape to your outdoor sanctuary - an expansive entertaining deck covered by an electric pergola awaits, providing the perfect setting for alfresco dining and gatherings, while offering stunning views of the nearby mountain ranges. Enclosed by Colorbond fencing, the backyard offers privacy and serenity, ideal for unwinding after a long day. This property is packed with modern conveniences, including a wired-in alarm system, 20 solar panels (5kw), energy-efficient LED downlights, 2-year-old gas hot water system, and a split-system heating and cooling unit in the lounge room. Plus, a large double garage with an electric door ensures secure parking and ample storage space. Don't miss your chance to experience the epitome of dual occupancy living. Schedule a viewing today and discover the endless possibilities awaiting you at this exceptional address.

**The Perks:**

- Single level design
- Floating floorboards throughout
- Built in robes to all bedrooms
- LED downlights throughout
- Renovated bathroom
- Two toilets
- Electric Pergola
- Solar panels – 20 panels (5kw)
- Gas cooking, wall oven, dishwasher
- 2-year-old gas hot water system
- Split system heating and cooling
- Colorbond fencing
- Large double garage with electric door

**The Numbers:**

- House size: 139m<sup>2</sup> approx.
- Strata levies \$390 p/q which includes water and insurance
- Rates \$650 p/q approx.
- Rental estimate: \$650 - \$680 per week

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.