

**6 Montgomery Place, Conder, ACT 2906**



**Sold House**

Wednesday, 13 September 2023

6 Montgomery Place, Conder, ACT 2906

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 651 m2**

**Type: House**

**\$943,500**

A classic freestanding family home with a tucked-away feel. A born entertainer with panoramic views of the Brindabella's at the northern tip of Lanyon Valley, set within beautiful gardens. New owners will enjoy timeless appeal for family life, it's designed to capture the leafy aspect and natural light across the serene grounds. This residence is lovingly presented in a beautiful move-in ready style, with further options for unlocking future potential or adding value. From the separate living spaces to the alfresco centrepiece where the outdoor space is set against natural elements of dramatic views and lush greenery. A timeless experience incorporating high-end materials, in a family package, landscaped gardens, and manicured hedges for privacy, it's a flexible retreat in a quiet tree-lined cul-de-sac. Walking distance to Lanyon Valley shops, cafes, gym, restaurants, schools, park & city bus.

**Highlights**

- Classic home & freestanding design
- Large block, beautiful garden setting
- North-facing design w/ leafy outlooks
- Multiple separate living/family/sitting/dining areas
- Parquetry floor in living areas
- H.I.A award winning Kitchen solid Belgium black granite bench tops
- Asko d/washer, Smeg s/s gas cooktop + elec. oven & ducted s/s canopy r/hood
- In/outdoor connection to the covered alfresco area
- King master - walk in robe & ensuite
- Bedrooms all w/ built ins, large main bath
- Ducted evap.cooling, gas ducted heating
- Oversized garage w/ internal access through laundry/wet room
- Additional off-street parking for multiple cars
- Separate storage spaces, Colorbond fences
- Large level landscaped backyard
- Security Alarm & Camera system

**Details (approximates)**

- Block Size: 651m<sup>2</sup>
- Year Built: 1998
- Front Verandah: 14.84m<sup>2</sup>
- Living: 180.89m<sup>2</sup>
- Covered deck: 38.4m<sup>2</sup>
- Garage: 41.47m<sup>2</sup>
- Rates: \$2,929.12 p/yr
- EER: 3 Star

**Disclaimer:** Please note that while all care has been taken regarding general information and marketing information compiled for this sales advertisement, Francis Properties Canberra does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective purchasers to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.