

68 Charterisville Avenue, Conder, ACT 2906

McIntyre
PROPERTY

House For Sale

Thursday, 4 April 2024

68 Charterisville Avenue, Conder, ACT 2906

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 739 m2

Type: House



Betty Wark
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AUCTION

Set among quality homes, this elevated property looks very appealing, but you cannot possibly envisage what you will find behind the front door. You will discover an immaculately presented, tastefully renovated home which is a haven of elegance, sophistication and comfort offering an abundance of space, natural light, warmth and charm plus versatility and practicality and uninterrupted views of the Brindabella Ranges. The spacious, chic, light filled living area is generous and features custom-made French provincial wall panel mouldings. These same mouldings flow through the hall way as well. The formal dining area, currently used as a home office space, is functional and blends beautifully with the current design and décor and has access to the rear deck. Attached to the dining area, is a fantastic study or craft room, originally built as a workshop. As well as all minor bedrooms, customisable smart wardrobes have been installed to here as well. Drawn together with imported wall paper from the UK and an opulent light fitting, you can use this area for whatever your imagination can conjure. Retreat to the segregated master suite with custom-made wainscoting, electric roller shutters, spacious, updated ensuite and a huge, perfectly designed walk-through wardrobe which takes you through to the dressing room. Elegantly designed and decorated, it also comes complete with smart cabinetry and customisable wardrobes to meet individual needs and preferences with optional fittings. The dressing room is the original 4th bedroom and can easily be converted back if desired and the wardrobe configuration changed to suit your needs. Step into the heart of this home, where culinary dreams come to life in an extraordinary kitchen that's been recently renovated to perfection. A five-burner gas cooktop partners with a fan forced double oven and the relatively new Bosch dishwasher makes cleanup a breeze after every culinary adventure. Generous cupboards and drawers offer ample storage space, while the stunning 40 ml Caesarstone benchtops provide a durable and practical work space. The fabulous breakfast bar with a double sink, becomes a focal point where family and friends can gather to lend a hand or simply enjoy each other's company. Flowing from the kitchen is the huge light, bright and airy family/ meals area with doors out to the amazing deck. Creating a huge impact, is the stately rumpus room which is adorned by the cozy comfort of a state-of-the-art Heat & Glo gas fireplace. Simply ignited by the flip of a switch, you will find yourself instantly enveloped in warmth. To help to create the warm, inviting ambiance that oozes from this room, the shiplap covered fireplace has a floating barn beam custom-made mantle which is a conversation piece in itself. You will find yourself drawn to the atmosphere created by this stunning room. There are amazing light fittings dotted all throughout the home, but the rumpus room has, to my mind, the most amazing of them all. Of course, then comes the deck. It is huge, covered and designed in such a way allowing you to create a dining area, a party area and a cosy sitting area – all enhanced by the backdrop of the stunning views, no matter what time of day or night. Practical advantages and huge bonuses are internet cabling, eight 1080p full HD security cameras a video doorbell, with 8h battery back-up, live notification to smart phone. ADT back-to-base security system with door sensors, motion detectors, smoke detector, battery back-up, notification to smart phone. The roof is newly re-bedded and re-pointed and the remote controlled double garage has under cover access to the front door. The garden is meticulously maintained with mature plantings resulting in your own private sanctuary. Manicured lawns, a vege garden, a relaxing space under the deck and a paved fire pit area and full height under house storage. Features include:

- Elegantly updated, perfectly maintained and beautifully presented
- Elevated position with stunning views to the Brindabella's Mountains
- Offering an abundance of natural light and thoughtful renovations
- Comprising of both formal and informal living areas and a rumpus
- All bedrooms, storage/study/craft room fitted with smart wardrobes
- Smart wardrobes can be customised to suit your taste and needs
- Segregated master with electric roller shutters and updated ensuite,
- Huge, customised walk-through robe leads to the dressing room
- Five burner Miele gas cooktop, Electrolux double oven and rangehood,
- Bosch dishwasher and 40 mil Caesarstone benches and storage galore
- Multiple doors lead out to the amazing deck showcasing fabulous views
- Fantastic floor plan which includes stunning bathrooms, light fittings,
- Beautifully designed, custom-made French moulding and wainscoting
- Updated laundry with hardwood counter top, tapware and ample storage
- Comfort of ducted heating, evaporative cooling and a Heat & Glo fireplace
- Advantage of Internet cabling, security system, cameras and video doorbell
- New waterproof vinyl flooring in bedrooms, corridor and dressing room
- Spacious, covered entertaining deck offering spectacular mountain views
- Attached double garage with remote controls and under cover access
- Under deck area, under house storage, paved fire pit area, secure yard
- Elevated, peaceful location on just 2 minutes from Lanyon Marketplace

Outgoings & Property Information: Living: 184 sqm Plus: Store/office: 12sqm Total size: 196 Garage size: 36.7sqm Block size: 739sqm UCV: \$554,000 Rates: \$3,114 pa Land tax (if rented): \$4,692 pa Year Built: 1993 EER: 3 Disclaimer: While we take all due care in gathering details regarding our properties

either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.