

70 Tom Roberts Avenue, Conder, ACT, 2906

Sold House

Thursday, 20 April 2023



THE
PROPERTY
COLLECTIVE

70 Tom Roberts Avenue, Conder, ACT, 2906

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



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It's time to make your next move...

If you've been searching for a home with space and style in a desirable family-friendly suburb, then this home is hard to beat. Located in a convenient street, and only a short commute down to Lanyon Shopping Centre, sits this exceptional three bedroom plus ensuite family retreat surrounded by easy care landscaped gardens and picturesque views of the surrounding Tuggeranong Hill nature reserve.

Space is immediately prominent as you step through the front door. You will love the open plan designed living area where an entertainer's kitchen sits at the heart of the home as well as the dining area and large form living with bay windows. Updated throughout, the home features vinyl timber flooring throughout, L.E.D downlighting and a combination of plantation shutters and quality window treatments.

The cleverly designed kitchen was built for cooking and entertaining. Featuring high quality laminate bench tops, island bench with breakfast bar, tiled splashback, free standing stainless-steel oven with gas burner cooktop, dishwasher, and stainless-steel sink. There is also an abundance of bench, cupboard, and drawer space for all your kitchen needs. A large walk-in pantry completes the kitchen with additional bench space, shelving, and storage options.

The main bedroom is ideally segregated towards the rear of the home, complete with a generous walk-in robe, a fully renovated ensuite with double basin, shower, and toilet. The other 2 bedrooms generous in size, provide built-in robes and serviced by the main fully renovated bathroom which also includes floor to ceiling tiles, semi-frameless shower, niche shelving and quality inclusions.

An incredible outdoor entertainment area creates an inviting transition between indoors and out. Boasting a large wooden deck with enclosed gable pergola, this area is a standout feature plus extension of living space to enjoy a summer BBQ or watch the kids play. The backyard consists of easy-care gardens, level artificial grass lawns, established trees that offer privacy and Colorbond fencing right around to keep the kids or pets safe and secure.

Comfort is assured year-round with ducted reverse cycle heating and cooling. There are additional ceiling fans in the living area as well as main bedroom and outdoor pergola. The home is also serviced by a 20 panel 6.3KW solar power system with 5KW inverter for lower power bills.

If you love your toys, there is an abundance of car accommodation with a large, enclosed carport through to an oversized double metal garage tucked away at the rear of the property with additional storage rooms for all your tools and accessories. The total area allows up to 6 car accommodation. The block offers plenty of additional car accommodation for the caravan, trailers, or boat.

This desirable home contains all the key elements for someone considering their next downsize or first home. Moments to public transport, schools, shops and arterial roads that provide easy access to the Lanyon Valley Marketplace, South.Point Tuggeranong or Woden CBD. The location provides a 30 minute peak hour commute to both Civic and Belconnen.

The Lifestyle:

- Lanyon Marketplace
- Lanyon High school
- Saint Clare Primary School
- Tuggeranong Hill Nature Reserve
- Parks, playgrounds and walking tracks
- South.Point Shopping District

The Perks:

- Exceptionally presented, 3-bedroom ensuite home

- Located in the highly convenient street with views of Tuggeranong Hill
- Single level with open plan design
- Flexible floor plan offering multi-purpose use & segregated living
- Entertainers' kitchen with ample bench space & storage options
- Free standing stainless steel oven + gas cooktop, range hood, dishwasher
- Stone benchtops, tiled splash back, walk in pantry with additional storage
- Main bedroom features walk in robe, stylish fully renovated ensuite
- Other bedrooms are well sized, including built in robes
- Fully renovated bathroom with floor to ceiling tiles, semi-frameless shower + niche shelves
- Ducted reverse cycle 18KW heating & 16KW cooling throughout
- Ceiling fans throughout living area, main bedroom and outdoor pergola
- 20 panel 6.3KW solar power system with 5KW Inverter for lower power bills
- Extension of outdoor living with entertainment deck, pergola, level artificial lawn
- Fully renovated laundry with extra-large linen press
- Car accommodation provided with large enclosed carport + double metal garage
- Backyard enclosed with Colorbond fencing, secure for kids & pets
- Additional yard space perfect for trailers, caravan or boat

The Numbers:

- Total internal living: 144.84m²
- Garage: 58m²
- Block: 761m²
- Rates: \$2,521 p.a. approx.
- Land Value: \$404,000 (2022)
- Build: 1991
- EER: 1.5 Stars