

74 Tom Roberts Avenue, Conder, ACT 2906

McIntyre
PROPERTY

Sold House

Monday, 14 August 2023

74 Tom Roberts Avenue, Conder, ACT 2906

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 738 m²

Type: House

\$825,000

Beautiful Conder does it again! What we have here is a quality three-bedroom ensuite home on a great sized flat block that's within walking distance to local schools, Lanyon Market Place, and public transport stops. It's perfect for your first home, to downsize into or as an investment, it'll tick all the boxes of many. Open plan living areas, an updated kitchen, a stunning modern bathroom and ensuite, a segregated main bedroom, double garage and a fabulous back yard are just some of the features you and your family will love. I could tell you much more about this one, but I'll leave it for when I see you here...and I can't wait to show you! What I will say though, is don't miss out on checking this one out, because I think I have found "The One"! Call today! Features Include:

- Three bedrooms
- Segregated main bedroom with ensuite
- Updated and modern ensuite and bathroom
- Updated kitchen
- Open plan living areas
- Covered pergola
- Double garage
- Automated 3 zone smart watering system for the front yard
- Ducted reverse cycle air conditioning
- Superb backyard
- Colorbond fencing
- Walking distance to local schools, Lanyon Market place and public transport stops
- Ideal first home, downsizer or investment

EER 3.5

Outgoings & Property Information: Living size: 120.75 sqm Block size: 738 sqm UCV: \$404,000 Rates: \$2,407 per annum Land tax (if rented): \$3,425 per annum Expected rent: \$610 - \$660 per week Year Built: 1992 EER: 3.5

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.