

8 Sturgeon Street, Conder, ACT, 2906

Sold House

Friday, 20 January 2023



THE
PROPERTY
COLLECTIVE

8 Sturgeon Street, Conder, ACT, 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



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Your next chapter awaits...

It's time to make your next move to 8 Sturgeon Street, Conder. Positioned in a peaceful and secluded setting is this updated 3-bedroom home that boasts single level living on a large level block. Homes like this are hard to come by and presents as the perfect first home or downsize solution.

This home is ideal for younger families and incorporates separate living options, an updated kitchen, updated bathroom, well sized bedrooms with built-in robes, ducted gas heating, reverse cycle air conditioning, outdoor entertainment areas, large private easy-care gardens with level lawns and chicken coop.

If you love your toys, there is an abundance of car accommodation with a single enclosed carport plus double metal garage with automatic door tucked away at the rear of the property. With ample off-street parking, there will never be an issue with visiting friends, family, or guests.

Buyers can expect peace and seclusion with only moments to public transport, schools, shops and arterial roads that provide easy access to the Lanyon Marketplace, South.Point shopping district, Woden Valley or the City. Your next chapter awaits...

The Perks:

- Three-bedroom home on a large level block
- Located within a quiet looped leafy street
- Updated kitchen with ample storage and bench space
- Gas cooktop, electric oven and dishwasher
- Vinyl timber flooring throughout passageways, living and dining
- New quality carpets to bedrooms
- Quality roller blinds throughout
- All bedrooms with BIR's for ease of storage
- Updated bathroom with shower, bath plus separate toilet
- Separate laundry with rear yard access
- Electric hot water system
- Ducted gas heating & reverse cycle heating & cooling system
- Ceiling fan to main bedroom
- Large rear entertainment area with covered pergola
- Fire pit zone with neat and tidy chicken coop + 3 x vegetable beds
- Large rear backyard with Colorbond fencing right round
- Landscaped easy care gardens with luscious level lawns and garden beds
- Single enclosed carport that leads through to rear double metal garage
- Easy access to local primary schools, playgrounds, Lanyon markets & South.Point shopping

The Numbers:

- Living size: 112.47m²
- Block size: 753m²
- Land value: \$421,000 (2022)
- General rates: \$2,471 p.a. approx.
- EER: 2.5 Stars
- Build: 1991

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.