

**9 Nerli Place, Conder, ACT 2906**

**McIntyre**  
PROPERTY

**Sold House**

Thursday, 4 April 2024

9 Nerli Place, Conder, ACT 2906

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 702 m2**

**Type: House**



Daryl Gough  
0416197136

**\$725,000**

This fantastic property is not just a house; it's a home that's been recently revitalized, offering a perfect blend of comfort and convenience. Daryl Gough at McIntyre Property is proud to present 9 Nerli Place, Conder. Whether you're a first-time homebuyer, an astute investor, or someone looking to downsize without compromising on quality, this residence ticks all the boxes. As you step inside, you'll immediately notice the fresh paint and new carpet, creating a welcoming atmosphere that invites you to make it your own. The layout is designed for practicality and style, featuring a formal lounge and dining area at the front, ideal for hosting gatherings or enjoying quiet evenings with loved ones. The heart of the home is the functional kitchen, boasting ample cupboard and bench space. Equipped with solid appliances including a dishwasher, oven, and cooktop, meal preparations become a delight. Adjacent to the kitchen is a spacious family room or meals area, providing a cozy spot for everyday living. The master bedroom is a retreat on its own, strategically positioned at the front of the home for added privacy. Convenience is key with the two-way bathroom accessible from both the master bedroom and the hallway. Plus, built-in robes in two bedrooms ensure ample storage space for your belongings. Stay comfortable year-round with gas heating, keeping you warm during chilly months. Step outside to discover the extra-large entertaining pergola, perfect for hosting barbecues or relaxing outdoors. The huge backyard offers plenty of room for children and pets to play freely in the secure backyard with brand-new Colourbond fencing. Parking is a breeze with a single carport and additional off-street parking. There's also scope for future extensions or garaging, catering to your evolving needs. Located close to a selection of schools, walking distance to shopping centres, and public transport options, convenience is at your doorstep. Don't miss this opportunity to secure a refreshed home that's ready to move in and start creating lasting memories. Schedule your inspection today and make this your new beginning! Call Daryl today to find out how to make this house your next home.

**Features Include:**

- Formal and informal living areas
- Functional floor plan
- Great kitchen with dishwasher
- Gas heating
- Segregated master bedroom
- Two-way bathroom
- Bedrooms with BIR
- Separate laundry
- Great entertaining area
- Secure backyard with brand-new Colourbond fencing
- New paint throughout
- New carpet
- Single carport + off-street parking
- Great location

**Outgoings & Property Information:** Living size: 116.59 sqm Block size: 702 sqm Carport size: 16.60 sqm UCV: \$395,000 Rates: \$2,370.00 per annum Land tax (if rented): \$3,554.00 per annum Expected rent: \$580 per week Year Built: 1991 EER: 1

**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.