

# 9 Plante Place, Conder, ACT 2906

## Sold House

Friday, 3 May 2024

9 Plante Place, Conder, ACT 2906

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Betty Wark  
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**\$740,000**

Betty Wark from McIntyre Property is proud to present 9 Plante Place Conder. Tucked away in a quiet cul-de-sac, set well off the street and looking just lovely from the outside, you will find this fabulous home with its pretty front lawn and garden. This property has been lovingly cared for and now it is time for the owners to move on, so some very lucky buyer will have the opportunity to call 9 Plante Place Conder home. It proudly showcases the brand-new driveway which offers an abundance of off street parking and leads you to both the front of the home with its picturesque front verandah and to the double garage with internal access. Step into the welcoming, light filled lounge room which is fitted with roller blinds, a ceiling fan, downlights and easy care floating floors where you can enjoy relaxing at the end of the day. Then as you continue on, you will find the beautifully updated kitchen with electric appliances including a dishwasher together with an abundance of storage and a huge kitchen bench to make preparing meals a breeze. The combined family meals area is attached to the kitchen and boasts floor to ceiling windows and glass sliding doors to the outdoors providing lots of light and the perfect spot for enjoying a meal together and for interacting and relaxing with family and friends as well. Up the hall you will find 3 bedrooms. The main has the convenience of a walk in robe and direct access to the two way bathroom as well. Bedrooms two and three are spacious with ceiling fans and block out blinds making them suitable as bedrooms, work from home office or a nursery. Bedroom two is equipped with a large built in robe. The bathroom has the convenience of a separate bath and shower space and there is a completely separate toilet. The updated laundry has a rear door and is well equipped with a storage cupboard, high cupboards and a spacious bench. Outdoors you will find a lovely secure, easy care yard encompassed by colorbond fencing and edged with garden beds. There is also a lower yard level which is the perfect spot for an outdoor setting, fire pit area, garden shed, trampoline spot - whatever you might desire. The stand out features of this home are the comfort and convenience offered by the ducted gas heating, ceiling fans and double block out blinds throughout the bedrooms and living areas, a two way bathroom plus separate toilet, double garage with internal access, level, easy care yards and a brand new driveway. Features Include:

- Beautifully presented, updated and maintained family home
- Offering fantastic street appeal in a very convenient location
- Three spacious bedrooms, main with the luxury of a walk in robe.
- Direct access to the two way bathroom from the main bedroom
- Bathroom with both a shower and a bath plus a separate toilet
- Bedrooms two and three are set apart and one offers built in robes
- You will enjoy having two separate, and very light filled living areas
- The updated kitchen has an abundance of storage and a huge bench
- Dishwasher, microwave space, electric cook top, oven and rangehood
- Modern laundry with ample storage and bench space and a rear door
- Ducted heating, ceiling fans and double block out blinds throughout
- Beautifully maintained, easy care yard with plenty of space for pets
- Bonus of a large double garage under the roofline with internal access
- The brand new driveway looks fantastic and provides extra parking
- Close to all amenities including all on offer at Lanyon Market Place
- Quick and easy access out to Lanyon Drive to Drakeford or the Monaro

Outgoings & Property Information: Living size: 93.05 sqm Block size: 500sqm Garage size: 36.5 sqm UCV: \$403,000 Rates: \$2,398 pa Land tax (if rented): \$3,619 pa Expected rent: \$630 per week Year Built: 1997 EER: 5

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