

**92 Charterisville Avenue, Conder, ACT 2906**

**McIntyre**  
PROPERTY

**Sold House**

Thursday, 10 August 2023

92 Charterisville Avenue, Conder, ACT 2906

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 702 m2**

**Type: House**

**\$935,000**

Discover your dream family home with this fantastic property, where all you have to do is move in and start making memories. Boasting a brilliant floor plan, this home has been meticulously renovated to cater to your family's needs. McIntyre Property are proud to present 92 Charterisville Avenue, Conder. From the moment you arrive you will see the love, care, and attention to detail the current owners have taken to renovate and maintain the home to a high standard. A functional floor plan that flows seamlessly offering both formal and informal living areas. The beautifully renovated kitchen will surely impress. Every detail has been carefully considered, from the quality fixtures and fittings to the stylish finishes. It's a culinary haven where you can unleash your inner chef and create delectable meals for your loved ones. Featuring stone bench tops, under bench oven, gas cooktop and dishwasher as well as plenty of cupboard space for food and appliance storage. All four bedrooms are of good size and feature built-in robes. The master bedroom is segregated to the front of the home and offers a good-sized walk-in robe and renovated ensuite bathroom with a wall-hung vanity and both rainwater and hand held shower heads. Enjoy year-round comfort with the convenience of ducted gas heating and evaporative cooling. Say goodbye to chilly winters and sweltering summers as you maintain the perfect temperature throughout your home. Parking woes will be a thing of the past with the double garage, offering ample space for your vehicles. In addition, there is plenty of off-street parking, perfect for accommodating your boat, caravan, or trailer. Embrace low maintenance living with easy-care gardens that will leave you with more time to relax and enjoy the things you love. Spend weekends with family and friends, not tending to endless yard work. Location is everything, and this property doesn't disappoint. With an array of schooling options, shopping centres, and public transport choices nearby, convenience is at your fingertips. You'll have the freedom to explore the best amenities the area has to offer. Don't miss out on the opportunity to call this remarkable family home your own. Contact us today to arrange a viewing and make your dream a reality. Features Include:

- Renovated from top to bottom
- Functional floor plan with formal and informal living areas
- Beautifully renovated kitchen with stone bench tops
- Segregated master bedroom with ensuite bathroom and WIR
- Ducted gas heating and evaporative cooling
- Separate laundry
- Easy care gardens and entertaining area
- Double garage + off-street parking
- Parking space for caravan, boat, or trailer
- Great location, close to schools, shops and public transport

Outgoings & Property Information: Living size: 177.91 sqm Block size: 702 sqm UCV: \$481,000 Rates: \$2,563 per annum Land tax (if rented): \$3,763 per annum Year Built: 1996 EER: 3.5 Disclaimer: Whilst 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.