

**1/2 Van Raalte Place, Conder, ACT 2906**



**House For Sale**

Wednesday, 26 June 2024

1/2 Van Raalte Place, Conder, ACT 2906

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 480 m2**

**Type: House**



Steven Thomas

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**\$799,999+**

1-2 Van Raalte Place Conder is a 4 bed ensuite , self managed dual occupancy. The home is located in an elevated position with a low maintenance block making this a great first home or investors choice. On entry you are greeted with a good sized lounge room and views to Brindabella's. The kitchen has ample bench and pantry space and electric cookware. The kitchen opens to the family room. The bathrooms and laundry are original but have been refreshed. The home has four bedrooms, the master with walk in robe and ensuite. Ducted reverse cycle heating and cooling will ensure year round comfort. A rear paved entertaining area is adjacent the enclosed carport. The backyard is low maintenance and has a series of evergreen and deciduous plants and shrubs. This will be an ideal first home or equally as good for investors. You will be minutes from shops, bus stop and local schools. Features: 4 bed 2 bath with single lock up garage 135m<sup>2</sup> living Block 480m<sup>2</sup> approx No Body Corp fees . Insurance \$800pa, Rates \$3,300 pa Water \$1,000pa approx Views to Brindabella's Large kitchen and lounge room Good sized family room Ducted r/c 3 of 4 bedrooms have built in robes Close to schools, shops and bus stop