

**19A Abrahams Cres, Conder, ACT, 2906**

LUTON

**House For Sale**

Thursday, 10 October 2024

19A Abrahams Cres, Conder, ACT, 2906

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Outstanding Family Home in the Heart of Conder!

Discover this stunning single-level, four-bedroom, completely separate living duplex, nestled on a quiet street with a desirable northerly aspect. Flooded with natural light, the living areas offer a warm and inviting atmosphere, perfect for family living. The home has been thoughtfully updated with luxury features, ensuring a modern and comfortable lifestyle.

Both the front and back gardens are designed for low maintenance, allowing you to enjoy more of what matters. The courtyard provides a private outdoor space, ideal for relaxing or entertaining, while reverse-cycle heating and cooling keep you comfortable year-round. From the property, enjoy stunning mountain views that enhance the serene environment.

Positioned just footsteps from the Lanyon Shopping District, Lanyon Schools, nature reserves, and mountain trails, this home offers the perfect blend of convenience and natural beauty, ready for you to move in and start your next chapter.

### Key features:

- 4 bedrooms
- 2 bathrooms
- 2 car garage
- Built-in robes in all four bedrooms
- Reverse cycle heating and cooling
- Solar panels: 9.9-kilowatt system
- Updated luxury features throughout the home
- New Westinghouse induction cooktop
- Electric heat pump hot water unit (2022)
- In-ground automatic watering system throughout
- Paved outdoor entertaining areas
- Stunning mountain views
- Ample storage
- Enclosed backyard, great for the kids
- Walking distance from Charles Conder Primary School and Conder Park
- Low maintenance
- Located on a quiet street

### Key Details:

- Unimproved Value: \$275,000
- Rates: \$2,7111
- Land Tax (If rented): \$3,222
- Living size approx. 112.72m<sup>2</sup>
- Enclosed Carport: 30.30m<sup>2</sup>
- Block size approx. 422m<sup>2</sup>
- EER 3.5 Stars
- Year Built: 1993

### Disclaimer:

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encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.