

# 5 Banyule Grove, Conder, ACT, 2906

LUTON

## House For Sale

Tuesday, 6 August 2024

5 Banyule Grove, Conder, ACT, 2906

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Discover Your Dream Home in Conder: A Perfect Family Haven

Experience comfort and style with this exquisite 4-bedroom, 2-bathroom home, perfectly situated to meet all your lifestyle needs.

Step inside and be welcomed by the spacious, light-filled interior, with new carpet throughout all the bedrooms and the living room. In the heart of this home is a spacious kitchen, with a tiled floor, ample bench space, plenty of storage, and featuring an updated gas cooktop.

Enjoy the convenience of a 2-car garage with direct internal access, ensuring ease whether you're bringing in groceries or avoiding the weather. This home seamlessly blends practicality with luxury, offering an exceptional living experience.

The freshly painted interior, with its thoughtfully selected colour scheme, enhances natural light, creating a bright and inviting ambience in every room. Gas ducted heating and evaporative cooling provide year-round comfort, ensuring your home is always at the perfect temperature.

The four generously sized bedrooms, each with built-in robes, offer ample storage and personal space. The spacious, segregated master suite is a true retreat, complete with an ensuite and walk-in robe.

Step outside to your beautifully landscaped backyard, perfect for entertaining or relaxing surrounded by gorgeous mountain views. The manicured gardens, lush lawns, and expansive outdoor entertaining area provide a serene escape. Additional features include a garden shed, and a solar system for sustainable living.

This property isn't just a house; it's a lifestyle enhancement. Don't miss out on the opportunity to call this stunning residence your own. Contact me today to arrange a viewing and begin the next chapter of your life in this remarkable home.

### Key features:

- 4 bedrooms
- 2 bathrooms
- 2 Car garage
  - Second driveway with secure caravan/ boat carport
- Built in robes in all 4 bedrooms
- Spacious, light-filled interior with new carpet in bedrooms and living room
- Freshly painted interior with a bright, inviting colour scheme
- Spacious kitchen with tiled floor, updated gas cooktop, and ample storage
- Beautifully landscaped backyard with mountain views
- Manicured gardens, lush lawn, and expansive outdoor entertaining area
- Updated hot water system (2022)
- Updated ducted gas heating & Evaporative cooling (2021)
- Located on a quiet street, this property offers a peaceful living environment
- Crimsafe installed in all living areas, bedrooms and bathrooms
- Back to base alarm system

### Key Details:

- Unimproved Value: \$503,000 (2024)
- Rates (Residential): \$2,890
- Land Tax (Residential): \$4,769
- Living size Approx: 177.23 sqm
- Block size Approx: 671 sqm

- Garage 39.09 sqm

- EER 4.5 Stars

- Year built 2003

**Disclaimer:**

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