

55 Florence Fuller Crescent, Conder, ACT, 2906

LUTON

House For Sale

Friday, 9 August 2024

55 Florence Fuller Crescent, Conder, ACT, 2906

Bedrooms: 6

Bathrooms: 3

Parkings: 5

Type: House

Elegant Retreat with Spectacular Views at 55 Florence Fuller!

Main House:

Welcome to a sanctuary of space, comfort, and peace in this stunning five-bedroom and an Office/Study, two-bathroom residence, perfectly positioned in a peaceful location with breathtaking views.

As you step inside, you'll find a home designed for relaxation and convenience. Five generously sized bedrooms offer ample storage. The master suite features a luxurious walk-in robe and full-size ensuite with spa. The 2 modern bathrooms ensure everyone can enjoy their own personal retreat.

The heart of the home is the expansive open kitchen and living room. The formal dining area is perfect for hosting family dinners. The home also features two separate living areas, providing plenty of space for the whole family.

Enjoy year-round comfort with double-glazed windows, ducted gas heating, and evaporative cooling. Meticulously built in 2009, this modern estate offers amazing 180-degree views of the Brindabella Mountains from several viewing points, including the balcony.

Outdoor enthusiasts will be captivated by the large backyard, which includes a low-maintenance garden, a soft fall playground with a cubby house and setup for a zip line, a pizza oven, and a large patio. The balcony features a spectacular view, a BBQ connection to natural gas, and ample outdoor space perfect for entertaining guests. The property backs onto a stunning reserve, providing a sense of peace and privacy.

The massive 5-car garage with a tool shop, large storage spaces, and toilet, along with plenty of driveway and off-street parking, will be appreciated by car enthusiasts and hobbyists.

This exceptional property includes a 4.2-kilowatt solar panel system and 3-phase power. Situated on a quiet street, this home offers peace and privacy, providing a perfect escape from the daily grind.

Don't miss out on the opportunity to make 55 Florence Fuller your new home. Contact me today to schedule a viewing and experience the unmatched beauty and serenity of this exceptional property. Your dream lifestyle begins here!

Key Features (Main House):

- 5 Bedrooms
- 1 Office/Study
- 2 Bathrooms
- 5 Car Garage
- Built-In Robes in 4 bedrooms
- Induction Cooktop
- Ducted Underfloor Gas Heating and Ceiling Evaporative Cooling
- Multiple separate living areas
- Stunning 180 degree Brindabella mountain views
- Large Workshop and Toilet
- Fully Approved 1A Structure Unit
- Double Glazed Windows
- Alarm System with Remote Access
- Security Cameras

Additional Features (Main House):

Plenty of Storage Space Throughout the Property
Perfect Entertaining Inside and Outside
Low Maintenance Garden
Backs onto a Peaceful Reserve
Formal Dining
Private Patio Area with Pizza Oven
Soft Fall Playground with Cubby House and Setup for a Zip Line
BBQ connection to natural gas
Solar Panels 4.2-kilowatt System - 45 cent Rebate until 2031
3 Phase Power

Key Details (Main House):

Unimproved Value: \$665,000
Rates: \$3,454
Land Tax (if rented): \$6,003
Living size approx. 293.15 sqm
Garage & Store: 139.61sqm
Block size approx. 1213 sqm
EER 5.0 stars
Year Built 2009

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, Luton Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

Flat/Studio:

Nestled at the back of the property, this spacious flat/studio offers endless possibilities with its fully approved 1A structure unit. Built in 2016, this versatile space is perfect for a variety of uses, including Airbnb, rental, business, childcare, home office, or kid retreat. The flat/studio features its own driveway access, providing convenience and privacy. Additionally, it offers perfect access to the backyard and stunning mountain views.

Inside, you'll find a comfortable living space with carpeted floors and reverse-cycle heating and cooling, ensuring year-round comfort. The nice-sized kitchen comes equipped with an electric cooktop and oven, making meal preparation a breeze. A connected laundry and bathroom add to the convenience; both are generously sized for comfortable living.

Key Features:

1 Bedroom
1 Bathroom
Driveway Access
Carpeted Throughout
Electric cooktop and oven

Reverse cycle heating & cooling
Beautiful Mountain Views
Modern Features

Key Details:

Residence: 40.50m²
EER 5.5 Stars
Year built 2016

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