

11/6 Merri Place, Conder, ACT 2906

Sold Townhouse

Friday, 18 August 2023



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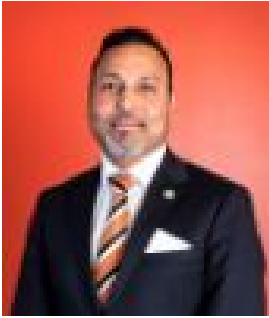
Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 158 m2

Type: Townhouse



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\$716,000

First home buyers, downsizers and astute investors pay attention to this wonderful property before you miss out. You will enjoy coming home to this lovingly cared, light and bright three-bedroom property in a convenient location. Set in a quiet, peaceful cul-de-sac with stunning presentation, this lovely free-standing townhouse is situated in one of the Lanyon Valleys most desirable suburbs. This property has so much on offer to create your own special memories for life whether you are looking to buy for living or/and an investment. This charming, functional and immaculate property has considered proportions and it could be a perfect place to call home for you and your loved ones. The front door opens into an entry hallway and welcoming sun-lit living area with views to the front courtyard garden and beyond. The entry hallway will lead your way through to open plan kitchen and family area which opens onto the backyard and paved area, seamlessly uniting the two areas into the ideal entertaining space. The sunny enclosed front courtyard overlooks the established well cared low maintenance garden and is the perfect space to relax with your morning coffee or to have drinks on a warm summer evening. The kitchen incorporates a breakfast bar with an abundance of under-bench and overhead cabinets, full-size pantry, combination of gas and electric cooking appliances for home chef. The home offers three good sized bedrooms, two with built in robes. The main bedroom comes with an updated ensuite for daily convenience. An extra-large double garage with ample room for additional storage or workshop space for the handy person. This property is located at a short walk from Lanyon Market Place, offering cafés, Aldi, Woolworths, specialty stores, gyms, a childcare centre and petrol station. St Clare of Assisi Primary, Charles Conder Primary and Lanyon High schools are a short walk away, and the base of Tuggeranong Hill is easily accessible from this property. This property is located within a quite family-friendly neighbourhood and near all local facilities to enjoy living daily. If you are looking for a place to call home, a quality investment property, or a perfect property to downsize then call now to view this wonderful property before you miss this one. Total Space = Living + Garage + Veranda = 158 sqm Property Features Include: Fully updated to enjoy living Single level home with two living areas Park two cars in-front of the garage & two inside Spacious double garage with storage area Reverse cycle heating and cooling system Quality gas cooktop in modern kitchen Established low maintenance gardens Secured by colorbond fence Good size enclosed front & back outdoor entertainment areas Easy access to main arterial roads and within close proximity to public transport and local schools, St Clare of Assisi Primary, Charles Conder Primary and Lanyon High schools. Conveniently located at a short walk to Lanyon Market Place offering cafés, Aldi, Woolworths, specialty stores, gyms, a childcare centre and petrol station, and an easy drive to Tuggeranong Shopping Centre. Call now to view before you miss this one.