

3/23 Heidleberg Street, Conder, ACT 2906

Townhouse For Sale

Thursday, 11 July 2024



3/23 Heidleberg Street, Conder, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 99 m2

Type: Townhouse



Lisa Silberberg
0416227666

Auction 02/08/2024

Discover modern townhouse living at its finest, nestled in a boutique, convenient, complex with easy access to schools, shops, and dining. Upon entering, bask in the inviting ambience accentuated by natural north-facing light that radiates throughout the home. The kitchen serves as the heart of this abode, boasting a stylish open-plan design with gas and electric cooking appliances, and a convenient dishwasher, perfect for culinary adventures and family gatherings alike. The master bedroom features built-in wardrobes and a convenient two-way bathroom that provides an ensuite layout. The renovated bathroom includes a large bath ensuring a haven of relaxation. The two additional bedrooms offer ample space for family and guests, maintaining a harmonious blend of comfort and functionality. Step outside to the low-maintenance outdoor area, seamlessly connected to the living spaces, ideal for open-air dining or relaxing in the sunshine. A single-car garage with remote and internal access adds convenience and security at the end of the day. Additional features include ducted gas heating and reverse cycle air conditioning to ensure year-round comfort. Situated within walking distance to quality schools, shops, dining options, and clubs, this townhouse offers not just a home, but a lifestyle of convenience and comfort. So, whether you're considering a downsize without the compromise, an exceptional first home or an investment, simply reach out to Lisa Silberberg on 0416227666 to arrange an inspection.

The Perks:

- Boutique complex
- Low-maintenance private courtyard
- Two separate living spaces with seamless flow to the outdoor area
- Close proximity to quality schools, shops, dining, and clubs
- Single car garage with remote and internal access
- Clever two-way bathroom servicing the master bedroom with feature tiling and floating vanity
- Built-in wardrobes in the master bedroom
- Open plan kitchen with gas and electric cooking appliances, and dishwasher
- Ducted gas heating and reverse cycle air conditioning for comfort in all seasons

The Numbers:

- Internal living: 99m²
- Garage: 21m²
- Total size: 120m²
- Build year: 1992
- EER: 2.0
- Rates: \$556 per quarter approx
- Strata: \$476 per quarter approx