

4/1 Templestowe Avenue, Conder, ACT 2906

McIntyre
PROPERTY

Townhouse For Sale

Monday, 8 July 2024

4/1 Templestowe Avenue, Conder, ACT 2906

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 20 m2

Type: Townhouse



Colin Blunden

0409015400

\$810,000+

Welcome to "The Ridge" A small complex of quality townhouses and situated in a spot that is in the heart of Conder. Where you can wake up every morning to a mountain view. Where you can walk to the local schools, to Lanyon Market Place, to the pond to check out the ducks and where there is only a short walk to the bus stop. And in this townhouse, it's where you will find a home with spacious living areas, a huge main bedroom and somewhere you would be proud to call "yours". This home is set on two levels. Upstairs there are two spacious living areas. The lounge room is huge and has access to a balcony. The family room provides access to the rear courtyard. The kitchen is superb and provides an amazing walk-in pantry with loads of storage room! The main bedroom also provides an ensuite and access to a balcony. Two other bedrooms are closed off from the family room, both being a lovely size and are near the main bathroom and the laundry. Downstairs, has the fourth bedroom and another ensuite. This is perfect for guests, an older child, or as a home office. There is Harry Potter's room under the stairs, and internal access to the double garage. The rear courtyard is secure and lovely. Providing a warm garden, water tank and gate access to the complex. There is so much house here for such a small price! This would be ideal for a family or those still wanting a large home but without the large block. Don't delay in arranging your inspection. Call today!

Features Include:

- Large lounge room
- Spacious living areas
- Huge main bedroom with ensuite
- Balconies off lounge room and main bedroom
- Fourth bedroom with ensuite
- Double garage with internal access
- Ducted gas heating
- Mountain views
- Walk to Lanyon Shopping Centre, local schools, and bus stops

EER 4.5

Outgoings & Property Information: Living size: 185.69 sqm Garage size: 43.58 sqm UCV: \$236,175 Rates: \$2,267.84 per annum Body Corporate fees: \$3,016.80 per annum Land tax (if rented): \$2,524.72 per annum Expected rent: \$TBA per week Year Built: 2006 EER: 4.5

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