

# UNIT 5/7 SOMMERS STREET, Conder, ACT 2906



## Sold Townhouse

Friday, 1 September 2023

UNIT 5/7 SOMMERS STREET, Conder, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: Townhouse

## Contact agent

- CURRENTLY UNDER OFFER - Introducing an exquisite townhouse ideal for first-time homeowners embarking on their property journey, astute investors seeking a smart investment, or couples looking to downsize. Practicality & functionality meet in this charming residence nestled within the "Belle Tremonto" complex. Avillis Real Estate is thrilled to offer you 5/7 Sommers Street, Conder - an unmissable opportunity. With a living size of 98 sqm plus 22 sqm single garage on a block of 219 sqm. Step inside, and you will discover Three bedrooms, two of which boast built-in robes, ensuring ample storage solutions. The main bathroom is fully equipped with a shower, bath, toilet & vanity basin with ample storage. Additionally, a discreet independent secondary toilet enhances convenience. Entering the family space, you will find an open plan living, dining, and kitchen area flooded with natural light. The functional kitchen has plenty of cupboards and bench space, with a free-standing electric cooker, dishwasher and a good-sized pantry for food and appliance storage. There is even a separate laundry that leads you into the courtyard. All appliances are able to be included with the inclusions for you to ease into making yourself feel right at home. Outside, you can enjoy a quaint courtyard - perfect for hosting barbecues with family and friends, or simply enjoying a peaceful moment surrounded by greenery. With a single garage and off-street parking, convenience is at your fingertips. Stay comfortable & save all year round - 8kw solar and heat pump hot water system has been installed at this property allowing you to embrace year-round comfort and savings. Located minutes from Lanyon Market Place, with a choice of an array of schools and accessible public transport. Contact to Trinity Ummarino on 0482 646 240 to view this property today!

Features Include:

- Split system for heating & cooling in Open Plan Living area
- Open plan living, dining, and kitchen area
- Thoughtfully designed kitchen with ample storage
- Three bedrooms, two with built-in robes
- Full Bathroom, as well as separate toilet
- Independent laundry area with external access
- Beautiful courtyard
- Single garage with internal access, plus additional 2 additional dedicated parking spaces
- Location seamlessly merges convenience & connectivity
- 8kw Solar
- 250 Litre Heat pump Hot Water System
- Energy Efficiency Rating (EER): 1.5

Outgoings & Property Information:

- Living size: 98 sqm
- Block size: 219 sqm
- Council rates and taxes: \$2,286.10 annually (\$47.63 per week)
- Water costs: \$702 annually (\$175.50 quarterly)
- Levy \$400 (\$33.30 per month)
- Year Built: 1992