

# 6/11 Florence Fuller Cres, Conder, ACT, 2906

## Townhouse For Sale

Friday, 15 November 2024

6/11 Florence Fuller Cres, Conder, ACT, 2906

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Ridgewood - perfect for the downsize buyer

Elevated large freestanding three bedroom ensuite home offering generous room sizes, quality of inclusion and minimal outside maintenance. It will be ideal for the downsize buyer stepping away from a larger home and block, but wanting to maintain a high standard of living comfort.

The property is situated quietly siding reserve that leads to Tuggeranong Hill in a smaller complex of larger more expensive townhouses with expansive views across the valley to the Brindabellas. Lanyon Marketplace is less than 5 minutes away featuring Woolworths and Aldi supermarkets, a medical centre, service station and licensed club. And it is only a short ten minute drive to all the facilities in the Tuggeranong Town Centre.

The formal living room is generous and has an outlook to the private front courtyard. A large well equipped kitchen, meals area and family room form the main casual living area with the bedrooms and wet areas in a separate wing. Sliding doors open from the family room to a covered balcony with an appealing outlook across the valley. Each of the bedrooms is a good size, the main with WIR and ensuite bathroom. The bathroom is large (with bathtub), the separate laundry leads to an enclosed service courtyard (with clothesline) and there is internal access to the double garage. One of the smaller bedrooms is currently used as a work from home study. The private rear courtyard is generous but low maintenance and has side access to the front courtyard.

The new owners will enjoy neutral décor, substantially reduced electricity bills and first quality inclusions – including ducted heating and cooling, split system airconditioning, induction cooktop, 6.6kw solar system, Tesla electric vehicle charger, Reclaim heat pump hot water system, smart lighting system, bedroom ceiling fans and auto lift door to the garage for convenience and security.

We expect good interest in the property and recommend your early inspection. The current owners are selling to move interstate and prefer to settle in January 2025.

### Features -

- # 3 double bedrooms, all with robes, main with ensuite bathroom
- # large formal living room
- # large family room and meals area
- # well appointed kitchen fitted with quality European appliances
- # ducted gas heating and evaporative cooling, split system air conditioning
- # large private front and rear courtyards, separate service courtyard
- # attached double garage with internal access
- # solar panels, EV charger, heat pump HWS installed in 2023
- # smart lighting system installed
- # covered balcony off family room

### Detail -

- # internal living area 146.7 m2
- # attached double garage 36m2
- # block size 422m2
- # general rates \$702 qtr
- # strata levy \$576 qtr (includes building insurance and water usage)
- # rental estimate \$630-670 per week
- # built 2007

### Explaining the "offers over" process

- # offers are made in confidence; offers are not disclosed to other buyers.
- # there might not be an opportunity to counter offer; to have the best chance of securing the property we ask that you offer the highest figure that you are prepared to pay.

# offers normally close at 12 noon on the Tuesday after the weekend inspections.

# all parties will be contacted when the owner has made a decision.

# the property will be taken off the market when an offer is accepted for an initial 2 week period pending unconditional loan approval and exchange of contracts - unless the owner instructs otherwise.