

Sold



9 Van Raalte Pl, Conder



Location, Lifestyle, Value!

Mates Rates Real Estate is delighted to be marketing this beautifully presented, 4 bedroom, 2 bathroom residence at 9 Van Raalte Place, Conder.

Set in a 728m2 cul-de-sac block, within walking distance to the Conder Hub and with views of the Brindabellas, this property will make a great home and solid long-term investment.

This homes floorplan is sure to impress with a sunny living area, family room, dining area and wonderful alfresco space. Wherever you look, you can see how invested the current owners have been in making the home as comfortable, practical and appealing as possible. As a bonus, new carpet has been installed, and inside has been freshly painted.

The family and meals area is the central hub of the home and has plenty of natural light.

The kitchen overlooks the family and meals area and is sparkling clean, features a gas oven and cooktop, plus plenty of cupboard space.

Accommodation includes a segregated Master bedroom with private ensuite, and a walk-in wardrobe. In addition there are 3 other bedrooms all with built in wardrobes.

The bathrooms are sparkling clean, are in good condition and there is a separate W/C, plus there is an oversized laundry with additional storage.

Heating is a ducted-gas system plus there is a reverse-cycle air-conditioner in the kitchen area. Hot water is a natural-gas system.

4 2 2

Price	SOLD for \$670,000
Property Type	residential
Property ID	197
Land Area	728 m2
Floor Area	140 m2

Agent Details

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What you will really love are the outdoor areas. The 728m2 backyard is secure, private, and will be perfect for kids and pets. As a bonus there is a new covered entertaining area, perfect for outdoor events.

Car accommodation is an oversized double-lock up remote operated garage which will accommodate the height of 4-wheel drives, has roller door through access, and additional ceiling space, plus extra off-street parking.

The tightly held Conder location is ideal. You are in walking distance to local schools, playing fields and shopping centres such as Aldi, Woolworths and public transport.

Features Include:

- 4 Bedroom, 2 bathroom brick home
- Sunny kitchen with plenty of cupboard space
- Ducted gas heating
- Reverse-cycle air-conditioning
- Remote operated, oversized double garage with through access, ceiling storage and off-street parking
- Lovely views from the well maintained back-yard
- Great location close to schools, bushland, playing fields, public transport and the Conder shops
- Surrounded by other quality homes
- Block 728m2 approx. Rates \$2301 approx.
- EER 3, Size 140m2 plus garage, Built 1993 approx.

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