



Unit 12, 5 Florence Fuller Crescent, Conder



Premium Oversized Townhouse!

Mates Rates Real Estate is delighted to be marketing this beautifully presented, 3 bedroom, 2 bathroom residence at 12/5 Florence Fuller Crescent, Conder.

Set in a tightly held complex, 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 home's large 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.

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

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

Accommodation includes 3 large bedrooms with the master including a walk-in-wardrobe. There is a split-system in the 3rd bedroom making it perfect as a home office. As a bonus there is a walk-in linen cabinet.

The bathrooms are sparkling clean, are in excellent condition with floor-to-ceiling tiles and the main features a spa-bath.

Heating is a ducted reverse-cycle system. There are electric roller shutters on

3 2 2

Price SOLD for \$830,000

Property Type Residential

Property ID 217

Agent Details

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the windows. Hot water is a natural-gas system. A ducted vacuum system is included as is a security system.

What you will really love are the outdoor areas. There is a large entertaining area complete with pond plus there is a grass area with garden sheds, perfect for kids and pets.

Car accommodation is an oversized double-lock up remote operated garage, plus there is room for a wine cellar.

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:

- 3 Bedroom, 2 bathroom brick home
- Large kitchen with stone benchtops, dishwasher and gas cooktop
- Bathroom includes a spa bath and floor-to-ceiling tiles
- Ducted reverse-cycle air-conditioning, gas hot-water, electric roller shutters
- Huge entertaining area with pond
- Grassed area with 2 garden sheds
- Remote operated, oversized double garage with space for a wine cellar
- Great location with amazing views and close to schools, bushland, playing fields, public transport and the Conder shops
- Surrounded by other quality homes
- Rates \$507 P/Q, Strata \$606 P/Q approx.
- EER 4.5, size 154m2 approx, Built 2000 approx.

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