

Conder, 11 Jane Sutherland Street

Roll up your sleeves and restore this home

If you are handy with the tools or have the right connections, there is an opportunity here to create a wonderful home within the sought after suburb of Conder surrounded by the hills and with nature at your doorstep.

Situated on a good-sized block, adjacent to the reserve and in a high-quality street, it will no doubt add to the appeal of this property once it is renovated and restored. Location is always a key consideration with any property purchase and this position is desirable.

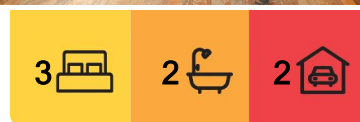
The split level, double-storey house has seen better days, but the structure is sound, and the original builders concept is appealing. There is plenty of work to do but there is also enormous capital growth to be realised at the end of the project.

Features:

- Very large home for a 3-bedroom property (223m2)



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale

Auction 24th May, 12pm On Site

View

ljhooker.com.au/CJRHQH

Contact

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EER ★★★★★

LJ Hooker Tuggeranong
(02) 6189 0100

- 3 bedrooms, all with built-in robes plus home office
- 2 bathrooms plus double garage with internal access
- 3 living areas including a high, domed ceiling to the main family room.
- Timber flooring throughout
- Ornate wooden sash windows
- Main bathroom with mountain views
- Open plan dining and kitchen area
- Separate laundry
- NE aspect in living areas

Facts & figures:

- Living size: 187m2
- Double garage size: 36m2
- Block size: 767m2
- Unimproved Land Value: \$439,000
- Concrete slab on ground to the ground floor level.
- Timber bearer and joists to the upper floor levels
- Colorbond roof cladding
- Rates: \$2,794
- Land Tax: (If rented) \$4,048
- EER 2.5 stars

This is a great opportunity that should be strongly considered.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

More About this Property

Property ID	CJRHQH
Property Type	House
House Size	187 m2
Land Area	767 m2
EER	2.5

Andrew Curren 0424 288 717

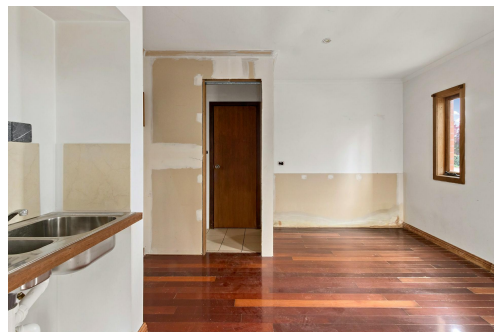
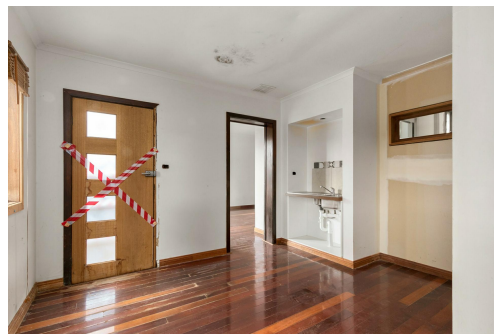
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Ground Level



Upper Level

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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