







Conder, 12 Handasyde Street

Elevate your lifestyle in a private family oasis

Tucked away on a secluded block, this spectacular 4-bedroom, 2-bathroom home offers the ultimate blend of luxury, space, and tranquility. Spanning multiple living zones and catering to growing families, you'll love the understated elegance and versatility on offer. Surrounded by lush gardens and backing a nature reserve, this residence will become your own private oasis in the heart of Tuggeranong.

The formal lounge and dining areas offer a peaceful escape from everyday life, with the added bonus of a hobby or study nook. The kitchen is a standout with Tasmanian blackwood cabinetry, a large eat-in peninsula and high-end appliances. The adjoining family room creates a welcoming hub with plenty of space for entertaining. With the warmer months approaching throw open the doors and make the most of the expansive outdoor area, the perfect setting for indoor-outdoor living.

Capturing views of the reserve, the master suite is a peaceful retreat for parents featuring

4 2 2

For Sale
Auction

View
ljhooker.com.au/CD3HQH

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EER ★★★½☆☆

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a walk-in robe, ensuite with spa and a separate space for a home office or nursery. Three additional bedrooms offer plenty of space and a large three-way family bathroom adds convenience for busy households.

Outside the home is surrounded by beautifully landscaped gardens with fruit trees, veggie patches, and multiple sitting areas, perfect for enjoying the peaceful surroundings. A private gate offers direct access to the reserve and walking paths, ideal for nature lovers and a short stroll to Lanyon Marketplace, the Vikings Club, Mount Tuggeranong, schools and public transport. This stunning home is a rare find, move quickly to make it yours.

Key Features:
•Spacious 4-bedroom, 2-bathroom family home on an expansive lush block
•Recently painted and updated with new carpets
•Formal lounge and dining areas with access to an outdoor entertaining space
•Large family room adjoining kitchen with oak cabinetry, Westinghouse oven, 4-burner gas cooktop, Bosch dishwasher and corner pantry
•Spacious parents retreat including master bedroom, walk-in robe, ensuite with spa and study
•Three additional bedrooms with built-in robes
•Three-way family bathroom with bath and shower, plus separate vanity and toilet
•Easy care landscaped gardens with fruit trees, veggie patches, 2 garden sheds and reserve access
•Covered outdoor entertaining area with all-weather blinds and multiple additional sitting areas
•Climate controlled in-slab heating throughout with reverse-cycle aircon to living, family room and master
•LED lighting, 8 solar panels and 2000L water tank for energy efficiency
•Large double garage with remote entry, internal access, storage and workbench space. Additional car space/turning circle

Facts & Figures
•Block size: 949m²
•Living space: 197m²
•Garage: 48.41m2
•Total area with patio: 278m2
•Residence Certificate of Use issued : 2006
•Rates: $2,918 per annum
•Land tax: $4,299 per annum (if applicable)
•EER: 3.5 Stars

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.

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More About this Property

Property ID	CD3HQH
Property Type	House
House Size	197 m²
Land Area	949 m²
EER	3.5

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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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