



24 John Russell Circuit, Conder

The Perfect First Home with an Impressive 5-Star Energy Rating

If you're looking to step into the property market, this beautifully refreshed home in the heart of Conder is the perfect opportunity. Combining modern updates, generous outdoor space and an impressive 5-star Energy Efficiency Rating, this home offers comfortable, energy-efficient living that's ideal for first-home buyers, young families or savvy investors.

Freshly painted throughout and fitted with brand-new carpets, the home is move-in ready from day one. The light-filled living area is complemented by stylish floating timber flooring, creating a warm and welcoming space to relax or entertain.

Designed for year-round comfort, the home includes two reverse-cycle air conditioners-one servicing the living area and the other in the main bedroom.

The practical kitchen is equipped with a gas cooktop and rangehood, while two of the three bedrooms feature built-in wardrobes for added storage and functionality.

Step outside and enjoy one of the home's standout features - an

3 1 2

FOR SALE

\$739,000+

VIEW

Sat 26th Sep @ 1:00PM - 1:30PM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



entertaining deck overlooking a generous backyard. Whether you're hosting family barbecues, enjoying your morning coffee or watching kids and pets play, this outdoor space is made for everyday living. A garden shed adds extra storage, while the 728m² block provides plenty of room to enjoy.

With a single garage, additional carport and a convenient location close to schools, shops and healthcare, this is an outstanding opportunity to secure a quality home in a family-friendly neighbourhood.

Conveniently Located

Enjoy the convenience of being just:

4 minutes to Lanyon Marketplace.

3 minutes to St Clare of Assisi Primary School.

4 minutes to the new Next Practice Community South Tuggeranong bulk-billing GP clinic.

Property Features

- Three bedrooms | One bathroom.
- 5-Star Energy Efficiency Rating (EER 5.0) - enjoy lower running costs and greater year-round comfort.
- Freshly painted throughout.
- Brand-new carpets.
- Two reverse-cycle.
- Bright and spacious lounge room.
- Modern floating timber flooring.
- Gas cooktop and rangehood.
- Built-in wardrobes in two bedrooms.
- Expansive outdoor entertaining deck.
- Large backyard with garden shed.
- " Single garage plus additional carport.
- " Generous 728m² block.

Facts & Figures

Living area: 96.87m²

Garage: 20m²

Block: 728m²

EER: 5.0

Rates: \$2,749 per year

Land Tax: \$989.25 per quarter (if applicable)

Disclaimer:

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MORE DETAILS

Property ID	D03HQH
Property Type	House
House Size	98 m2
Land Area	728 m2
EER	5
Including	Air Conditioning

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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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