



52 James Smith Circuit, Conder

## Perfect fit for first home buyers and downsizers

First home buyers and downsizers wanting a stylish, spacious and elevated home, your search stops here! This beautifully refreshed house boasts three bedrooms, two bathrooms and a whole host of recent improvements that make this home feel like new. Fresh paint, plantation shutters, updated flooring, stylish décor and new downlights, create a bright, welcoming space designed for easy living.

Flexible living that adapts to your lifestyle: The cozy lounge is the perfect spot for relaxed weekends, bingeing your favourite show or enjoying a quiet cuppa. Beyond the lounge, the meals and dining area connects with the kitchen to form the hub of the home. Large enough to double as a second living space, it offers flexibility for a casual lounge area or a relaxed dining setting.

A kitchen with modern style and everyday function: The kitchen features sleek recently painted cabinetry, creating a space that looks great while handling daily life with ease. Quality appliances and loads of bench space and storage make cooking and entertaining simple and enjoyable.

Bedrooms that balance privacy and practicality: The master bedroom

3  2  2 

**FOR SALE**  
\$779,000+

**VIEW**  
By Appointment

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 **LJ Hooker**

is separate from the others at the front of the home, creating a private retreat with a walk-in robe and ensuite. Two more bedrooms at the other end provide separation for guests, family members or a home office.

Private outdoor living surrounded by greenery: The paved alfresco area extends the living space outdoors. The spacious courtyard feels secluded and peaceful, framed by mature trees, elegant stone retaining walls, and 2-metre fencing that provides excellent privacy. Set in a quiet street, this home is close to nature with views from the front out to the mountains. Lanyon Marketplace, quality schools and public transport are all nearby. You'll need to move fast on this one, homes like this get snapped up fast.

Why you'll love it:

- Refreshed three-bedroom two-bathroom home in picturesque Conder
- Fresh paint, modern flooring, plantation shutters, new downlights and updated decor
- Light and bright lounge room plus flexible meals/living space
- Stylish kitchen with recently painted cabinetry, Westinghouse gas cooktop, oven and dishwasher
- Master bedroom with walk-in robe and ensuite and recently installed ceiling fan
- Two additional bedrooms, one with built-in robe and practical family bathroom
- Recently updated ducted gas heating system throughout plus reverse cycle aircon to living space
- Covered paved alfresco area with spacious private courtyard and mature trees, garden shed
- Double garage with remote door and internal access
- Separate laundry with external access and excellent storage throughout the home
- Close to Lanyon Marketplace, transport and Gordon Primary, Lanyon High, St Clare of Assisi
- House size: 138.3m<sup>2</sup>;
- Land size: 344m<sup>2</sup>;
- House built: 1998
- EER: 4 stars

Disclaimer:

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## MORE DETAILS

Property ID	CTVHQH
Property Type	House
House Size	138 m2
Land Area	344 m2
EER	4
Including	Air Conditioning Ducted Heating Dishwasher Outdoor Entertaining Fully Fenced Remote Garage

**Patrick Kinnane 0430 435 330**

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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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