

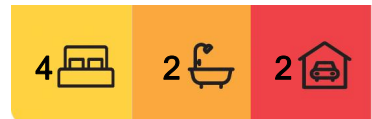


Monash, 135 Clive Steele Avenue

MODERN, SUNNY AND FULL OF SURPRISES

If modern design, light and single-level living is a must for you then this is a home that is sure to impress. Meticulously renovated, the upgrades have been thoughtfully planned to provide not just an elegant aesthetic, but also practical and care-free living. Move in ready with incredible entertaining space, this home offers warmth so heavily desired, the new buyer will love a move in ready home with so much comfort.

Easy care gardens and a large front porch welcome you. Stepping inside, the floorplan has been crafted to embrace open yet segregated living and entertaining, with multiple living areas inside and out so perfectly designed for a family. The formal living area is positioned at the front of the home, flowing from the entrance hall with ease, large windows embracing the northerly aspect. There is a separate formal dining area, also ideally utilised as an office as there are many other dining and entertaining options throughout. Centrally located, the kitchen boasts modern design elements that shine in timeless style, with stone benchtops, 900mm gas cooktop and canopy rangehood, dishwasher, plus ample storage



For Sale
\$1,049,000+

View
ljhooker.com.au/HN0H5W

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EER ★★★★★

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space. The kitchen perfectly anchors the spacious dining and family area, complete with cosy fireplace and easy flow to the outdoors.

Four bedrooms are on offer the master perfectly segregated at the front of the home, enjoying a northerly aspect, walk in robe and updated ensuite. Three other bedrooms are located at the rear, two with built in robes. These are serviced by the beautifully renovated bathroom with full sized bath, walk-in shower with dual shower heads and separate WC amongst quality and stylish fixtures.

Outdoors, you will be impressed with the spacious, flat grassed backyard. A covered entertainers deck provides plenty of space for a family BBQ, sprawling lawns give the children and pets space to run around, plus the yard is framed by easy care greenery and raised garden beds.

Year-round comfort is found with ducted electric heating and cooling, in addition to the fireplace. There is also a large separate laundry with storage space, large shed with storage/workshop space, a double garage, solar panels plus new carpet, paint, flooring and privacy plus roller blinds throughout. All modern creature comforts have been catered for.

Enjoy a location positioned within perfect proximity to both Erindale Shops and Tuggeranong Town Centre, quality schools of all ages, plus a short drive to Woden Plaza or access to the Tuggeranong Parkway, this home is truly everything todays family needs and desires.

Features:

- Beautifully renovated and move in ready
- Three separate living and dining areas
- North facing
- Kitchen with stone benchtops, 900mm gas cooktop and canopy rangehood, fantastic storage and dishwasher
- Fully renovated bathroom with full sized bath, walk in shower with dual shower heads, separate WC amongst stylish fixtures and fittings
- Main bedroom with northerly aspect, walk in robe and updated ensuite
- New carpet, flooring, paint, and both roller and privacy blinds throughout
- Ducted electric heating and cooling plus cosy fireplace to family room
- Double garage with drive through access to the rear
- Large separate laundry with storage
- Shed with storage/workshop space
- Extensive maintenance including new driveway, recapped roof and new concrete areas

Block size: 653m²

Living size: 177m²

Garage Size: 44m²

Land Value: \$488,000 (2023)

Rates: \$2,821 p.a (approx.)

Land tax: \$4,607 p.a (approx.)

Construction: 1992 (approx.)

EER: 4.0 stars



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More About this Property

Property ID	HN0H5W
Property Type	House
House Size	221 m ²
Land Area	653 m ²
EER	4
Including	Fire Place Deck Outdoor Entertaining Solar Hot Water

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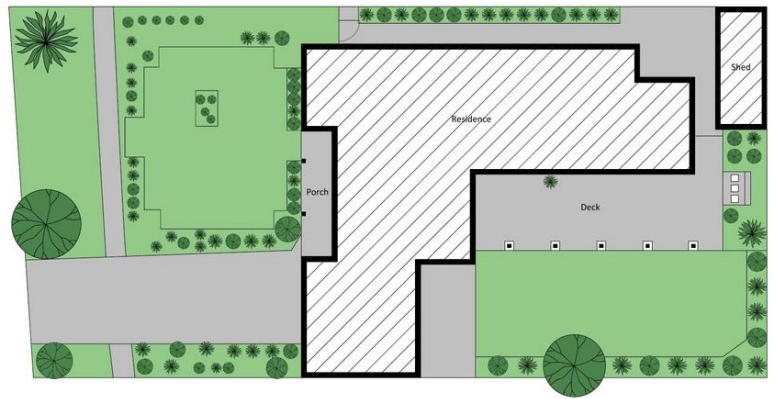
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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