

1/3 Cripps Place, Gordon, ACT 2906

MY MORRIS

House For Sale

Friday, 15 March 2024

1/3 Cripps Place, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 358 m2

Type: House



Sandy Morris
0420380895

\$670,000+

My low maintenance lifestyle in a quiet cul de sac My ducted heating and cooling ensuring year-round comfort My renovated and modern ensuite with under floor heating My elevated outlook with water views My features include: Situated in an elevated cul-de-sac location this nicely presented three-bedroom ensuite home has a beautiful outlook over Point Hutt Pont with endless walking trails right at your doorstep. Designed with the location in mind, the open plan living area has an abundance of floor to ceiling glass including sliding doors to the wrap around front deck that overlooks the water. Adjacent to the living area is the well-equipped kitchen that includes a gas cooktop, dishwasher and a pretty outlook. The main bedroom is full of natural light; there are built in robes, the ensuite has been renovated in modern tones, has a wall mounted vanity and under floor heating. The secondary bedrooms both have built in robes and there is direct access from bedroom three to the rear garden. Externally, the garden has been landscaped to be low maintenance and private with plenty of room for children and pets to play. There is a single lock up garage with auto door and fabulous off street parking options. This is truly a wonderful offering for those looking for a home that is low maintenance, has all the creature comforts one would look for in either a first home or a downsizer in a second to none location. Sales Specifics: Rental estimate: \$580 - \$600 p/w (approx.) Block size: 358sqm (approx.) Living size: 105m² (approx.) Garage: 19.50m² (approx.) Year built: 1994 (approx.) EER: 4.5 stars Disclaimer My Morris make all efforts to provide correct information on this listing. We cannot accept responsibility and disclaim all liabilities in regards to any errors contained in this advertisement. All parties must inspect and rely on their own investigations to validate the information provided.