

# 1 Dolan Close, Gordon, ACT 2906

**VERV**

## House For Sale

Friday, 8 March 2024

1 Dolan Close, Gordon, ACT 2906

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 506 m2**

**Type: House**



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## Auction

Step into luxury with this beautifully renovated single-level home in Gordon, boasting modern amenities and stylish finishes throughout. Renovated in 2022, this property offers the perfect blend of comfort, functionality, and entertainment space for you and your family. Upon arrival, you'll be greeted by a charming front porch, setting the tone for what lies beyond. Enter into the expansive open-plan living, kitchen, and dining area, where every detail has been meticulously crafted for your enjoyment. The renovated kitchen is a chef's dream, featuring ample organisational space, a Smeg gas 900mm oven with a 6-burner cooktop, dishwasher, oversized granite sink, and stunning stone bench-tops. The living area offers a spacious retreat, complete with a hidden built-in study nook desk, while the dining area seamlessly flows onto the generous entertaining area. Outside, the engineered timber deck beckons, providing the ideal setting for gatherings with loved ones. Relax in the Cyclone spa bath, unwind by the fire pit area, or enjoy the lush backyard space with grass - your own private oasis awaits. Inside, discover three bedrooms, each adorned with new carpeting and two boasting built-in wardrobes. The renovated bathroom exudes luxury with a bath and shower complete with an LED-lit rain head, while a separate toilet adds convenience to your daily routine. The larger than average renovated laundry, offers both functionality and style.

Features:

- Kitchen, Bathroom, and Laundry Complete Renovation (2022)
- Three Bedrooms with New Carpets (2022)
- Open Kitchen/Living/Dining Area
- Bathroom Complete with bath and LED-lit Rain Head and Seperate Toilet
- Ample Kitchen Space with Premium Appliances
- Spotted Gum Timber Look Flooring
- Generous Entertaining Area with Engineered Timber Deck
- Cyclone Spa Bath and Fire Pit Area in Backyard
- Small Garden Shed
- Hardwood Decks to Front and Pergola
- Exterior Painted in 2024
- Ample parking space at front and side of property
- Dual-Zoned Reverse Cycle Air Conditioning and Heating
- Rennai Infinity Hot Water System with Temperature Control
- LED Downlights Throughout
- CCTV Ready (Requires Data Hard Drive)
- Automatic Irrigation System to Front and Rear Yards
- Walking Distance to Gordon IGA, Point Hut Pond, Walking Trails, and Gordon Primary School
- Short Drive to Lanyon Marketplace, Lanyon High School, Point Hut Crossing & Tuggeranong Town Centre

Essentials: EER: 2 Stars  
Rental Estimate: \$600 - \$650 per week.  
Home Size: 120m<sup>2</sup> (approx.)  
Block Size: 506m<sup>2</sup> (approx.)  
Rates: \$2,578 (approx.)  
Land Tax: \$4,041 (approx.)