

# 1 Hazlitt Glade, Gordon, ACT 2906

CARTER + CO

## House For Sale

Friday, 26 January 2024

1 Hazlitt Glade, Gordon, ACT 2906

Bedrooms: 5

Bathrooms: 3

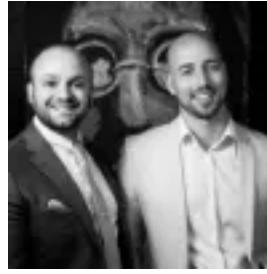
Parkings: 2

Area: 1021 m2

Type: House



Keeley Gillespie  
0261763443



James Carter And Nik Brozinic  
0261763443

## Auction

Auction Buyers Guide Starting at \$990,000.1 Hazlitt Glade, Gordon will be going to auction on Thursday 15th February 2024 at 6pm unless sold prior. The Features You Want To Know! + Creatively Designed and Beautifully Landscaped Front Gardens+ Breathtaking Mountain Views of the Brindabella's from all Windows+ Five Bedroom Ensuite Home + Oversized Master Suite with a Semi Walk in Robe and Fully Tiled Original Ensuite+ Three Additional Generous Sized Bedrooms Ft. Built in Robes, Carpet & Ceiling Fans (Upstairs)+ The Fifth Bedroom/Study Ft. Built in Shelving & Carpet (Downstairs)+ New Carpets Installed in 2023+ New Double Roller Block Out Blinds Throughout in 2023+ Main Bathroom Underwent a Full Renovation Completed This Year+ Gas Hot Water System+ 600mm Electric Built in Oven and Cooktop+ Bosch Dishwasher+ Wood Fireplace+ Two Living Areas+ Double Lock Up Garage with Internal Access to Home+ Generously Sized Backyard is Complete with a Paved Entertaining Area, Garden Shed, Vegetable Garden, Fishpond and Built in BBQ with Permanent Gas Supply+ 11K.W Solar Panels Why You Want To Live Here! Discover the perfect home for your family in this spacious two-story abode. With not one, but two inviting living rooms, there's plenty of space for everyone to relax and enjoy. The open plan kitchen is the heart of the home, featuring ample room for cooking up your Favorite meals. This house is designed for comfortable living, offering a perfect blend of space and functionality. The oversized master suite is a sanctuary of its own, boasting a semi walk-in robe and ensuite for your utmost convenience. Three generously sized bedrooms upstairs feature built-in robes, while a spacious fifth bedroom or study downstairs offers versatility and charm with built-in bookshelves. Experience modern comfort in the newly updated bathroom of this home. With its sleek design, up-to-date fixtures, and stylish finishes, it feels like your own spa getaway. This property features a further 2 bathrooms awaiting your personal touch. Step into a serene and meticulously finished garden retreat designed to enhance your outdoor living. Host gatherings with a built-in BBQ, creating a perfect spot for dining with loved ones. Listen to the calming sounds of your private fishpond, adding tranquillity to every moment in your garden. For those who love gardening, there's multiple large vegetable gardens, providing a variety of fresh produce just steps away. Embrace the rare opportunity to call home a residence that offers uninterrupted panoramic views of the iconic Brindabella Mountains. Waking up on a winters morning to mountain tops covered in snow. Why This Location Is Great!+ Lanyon Marketplace + Southpoint Shopping Centre+ Gordon Primary School+ Charles Conder Primary+ St Clare of Assisi Primary School+ Covenant College Christian School+ Lanyon High School+ Public Transport+ Multiple Sporting Ovals, Playgrounds and Nature Reserves The Stats You Need To Know!+ Block: 8+ Section: 472+ Division: Gordon+ EER: 4.5+ Year Built: 1990+ Internal Living: Upper Level: 111.09m<sup>2</sup> (approx.) Lower Level: 107.38m<sup>2</sup> (approx.)+ Land Size: 1021m<sup>2</sup> (approx.)+ Garage: 36.27m<sup>2</sup> (approx.)+ Rates: \$924.45 p.q (approx.)+ Land Tax: \$1,631.85 p.q (approx.) \*Only applicable if rented\*+ Heating and Cooling: Ducted Gas Heating + Wood Fireplace+ Rental Appraisal: \$800 - \$830 per week