

# 1 Merrett Gardens, Gordon, ACT 2906

LUTON

## Sold House

Friday, 6 October 2023

1 Merrett Gardens, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 433 m2

Type: House



Michael Martin  
0261763448

**\$740,000**

Experience more ... Entertaining | Location | Lifestyle Charming, inviting and complimented with neutral tones; This single level home in Gordon Stage One features a very suitable single level design from the moment you walk in with an effortless flow from inside to outside entertaining. At the heart of the home, you are greeted with an open plan lounge and dining room highlighted by an enormous amount of light. The tastefully updated kitchen offers ample storage space, gas cooking and dishwasher which is all connected to the spacious family room and entry. Accommodation comprises of three generously sized bedrooms, all of which have built-in wardrobes. Through to the backyard you are greeted with an entertaining deck and a low maintenance lawn which would be ideal for secure family entertaining. Further highlights include the full size laundry, both heating and cooling options, contemporary colours throughout, a drive through tandem garage with great off street parking, and an easy commute to local shops and schools. Key Features | 3 Bed | 1 Bath | 2 Garage

Single level and low maintenance home in Gordon Stage One Two separate living areas plus dining Three bedrooms of accommodation, all with built in robes Light filled master bedroom with built in robes Renovated main bathroom for your luxury An updated kitchen with gas cooking, ample storage, bench space and dishwasher A drive-through tandem garage with remote access An entertaining deck with access through to the enclosed backyard Within easy walking distance to Gordon shops and Gordon schools

Key Information | Building Report: Above Average Living: 104.50 sqm Garage: 39.90 sqm Block: 433 sqm Year of Build: 1993 Rates: \$648.46 per quarter Estimated rental return: \$600 - \$630 per week To register your interest, please call Michael on 0411 748 805 or Robyn on 0428 952 000.