

1 Stace Place, Gordon, ACT 2906



Sold House

Thursday, 22 February 2024

1 Stace Place, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 500 m2

Type: House



Samantha Linsdell
0402507902



Amr Bakry
0400284930

\$718,000

Explore the comforts of this charming three-bedroom family-friendly home nestled in Gordon's tightly held cul-de-sac position of Stace Place. Ideal for families, first home buyers, investors or downsizers, it boasts proximity to close schools and shopping options, ensuring convenience and lifestyle. The open plan living area seamlessly integrates with a converted sunroom/additional living area, adding versatility to the space plus a high-quality kitchen with high end appliances. Bedroom accommodation consists of generous sized rooms with built-in robes, serviced by the updated and modern family bathroom with separate second WC. Completing the package - a charming and functional rear yard for the kids to play and learn, with space for you and your family to continue to grow and expand into this expansive family orientated property. Primed for a relaxed lifestyle, it's an easy drive to the local primary school, Point Hut Pond, Point Hut Pond District Park and dog exercise area, variety of walking tracks, and Lanyon Marketplace - for all your shopping and dining needs. Features I love: * 3 bedroom home in tightly-held pocket of Gordon* Garage currently utilised as main/4th bedroom though very easy to convert back to a garage should you wish* Built-in robes to all bedrooms* Open plan lounge and dining area* Enclosed sunroom/rumpus with split system unit* Kitchen with stainless steel appliances and generous storage* Off street parking options including side access with concrete slab poured for erection of carport or garage should you wish* Bathroom and laundry, renovated with generous storage* Separate WC* Workshop/storage room at the front of garage* New colorbond fencing to some of the yard* Recently repainted* Quality window coverings* Gas ducted heating and 2x R/C cooling units* Instant gas hot water that never runs outBuilt: 1993Living Size: 102sqm (approx.)Land Size: 500sqm (approx.)EER: 1.5Rates: \$2,319pa (approx.)Land Tax: \$3,436pa (approx. if rented out)UCV: \$372,000 (2023)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.