

# 1 Tallon Place, Gordon, ACT 2906

## Sold House

Monday, 30 October 2023

1 Tallon Place, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 561 m<sup>2</sup>

Type: House



Anthony McCormack  
0425283588



Mikaela Chan  
0416772767

## Contact agent

The perfect opportunity to enter the property market, downsize or invest in a wonderful three-bedroom home in Gordon. Well maintained and presented, the home offers a practical layout with two living spaces, a segregated master bedroom, and a large, flat backyard on a sizeable block. There's nothing to do but move in and enjoy. Situated within walking distance to parks and just a short drive to Point Hut Pond, Gordon Primary School, and Lanyon Marketplace.

**FEATURES**

- Single level home on a flat block
- Formal living and dining room
- Updated kitchen with ample storage and bench space, and quality appliances
- Family room and meals area adjacent to kitchen
- Separate laundry
- Segregated master bedroom with built-in robe
- Two additional bedrooms, both with well-designed built-in robes
- Three-way bathroom with separate WC
- Single carport with automatic door
- Side gate access for additional car parking
- Large, flat backyard with easy care gardens, colorbond fencing, and two garden sheds
- Covered outdoor entertaining terrace with fan and gas outlet for BBQ
- 12 solar panels
- Ducted gas heating
- Freshly painted throughout
- Walking distance to local playground
- Close to Point Hut Pond, Gordon Primary School and Lanyon Marketplace

**WHAT THE SELLER LOVES ABOUT THE HOME**

1. I fell in love with the house because of the layout with the 2 living spaces, segregated master and the 3-way bathroom, and it just felt right (homey) when I first walked in.
2. Lots of hard work went into the landscaping and once the pergola was put up I then had a wonderful outdoor entertaining area looking at a lovely backyard.
3. It is also a nice quiet street as it's not a main thoroughfare.

**STATISTICS** (all figures are approximate)

EER: 1.5 Home Size: 122m<sup>2</sup> Land Size: 561m<sup>2</sup> Land Value: \$372,000 (2023) Construction: 1992 Rates: \$627 per quarter Land Tax: \$863 per quarter (only applicable if not primary residence) Rental Range: \$600 - \$630 per week