

**10/15 Stace Place, Gordon, ACT 2906**

**CARTER + CO**

**Townhouse For Sale**

Friday, 9 February 2024

10/15 Stace Place, Gordon, ACT 2906

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Braith Hartfield  
0261763443

## Offers over \$625,000

\*Entrance to unit is off Moon Place, Gordon The features you want to know! + LED Lighting throughout + Split system in living room + Separate living and dining areas + Two-way entry to main bathroom from master + Separate toilet + Brand new Seattle laminate flooring in main areas + Brand new carpet in bedrooms + Freshly painted throughout + Ceiling fans in all bedrooms + Single garage with electric roller door and internal access + Westinghouse appliances + 125L Rheemglass electric water heater + Double showerhead in main bathroom + Spacious yard with established gardens + Side entry gate with additional parking space + Proximity to local bushwalking trails and Tuggeranong Hill Nature Reserve + 10-Minute drive to Tuggeranong Town Centre + 5-Minute drive to Lanyon market place + Walking distance to Gordon Primary School + Walking distance to LillyPilly Early Educational Centre Why you want to live here! Positioned in a tight-knit community, your new home offers tranquility and privacy. Offering 3 generously sized bedrooms, spacious living spaces and large backyard, unit 10 is the perfect home for a first home buyer, investor, or down sizer. The home has a functional design and modern presentation. Having recent flooring in the main areas of the house and a fresh coat of paint throughout, the overall appeal feels warm and homely. Situated to the back of the house you will find the three Bedrooms, all equipped with built-in-robies, new LED lighting, carpet, and ceiling fans. The yards have stencil concreting treatments and retaining walls/garden beds to side, plus privacy is assured by inclusion of elevated colorbond fencing surrounds. A visual delight for the new owner who would care to relax and enjoy the peace and serenity of the lovely gardens. Located in the sought-after Gordon community, nearby parks, schools, and local amenities make this home the ideal place for families, and with easy access to public transportation, it's well-connected. The statistics you need to know! +Block: 8 + Section: 515 + EER: 2 Stars + Internal living: 102.01m2 approx. + Strata: \$543 pq approx. + Rates: \$2,411 pa. approx. + Land Tax: \$2,981 pa. approx. (if rented) + Rental appraisal: \$580-\$610 per week