

**11 Scarfe Close, Gordon, ACT 2906**

LUTON

**Sold Unit**

Friday, 11 August 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

**\$659,000**

Neatly positioned on the high side of a tightly held cul de sac sits this newly updated, street facing and free standing town residence which offers high end entertaining in a peaceful location. Blended with contemporary light colours, delivers a warm and welcoming feel immediately as you walk in, with striking separate living areas enhanced by freshly painted walls/ceilings, brand new timber flooring and new contemporary carpet in all three bedrooms. The heart of the home sits a completely updated kitchen equipped with quality appliances, electric cooking, and ample storage which flows through to the North facing family/dining complimented with stunning natural light. Family excellence continues through to the incredible and expansive entertaining deck/ pergola with a heated spa to enjoy all year around. Accommodation comprises of three spacious bedrooms with the master bedroom enjoying the luxury of a walk-through robe and a spacious ensuite. Further highlights include a single lock up garage with internal access, the luxury of having a complete bathroom plus ensuite, split system heating and cooling, a toasty warm fireplace, newly landscaped front and backyard, veggie patch, off street parking and much more. This highly desirable address is within a short commute to Gordon Primary School, Gordon Shops, Gordon Medical Centre, Lanyon Valley Shopping District, Public transport options, Public service departments, Award winning restaurants, South Point Shopping Centre and many more fantastic locations.

**Key Features**  
| 3 Bed | 2 Bath | 1 Garage  
Three bedrooms, Master bedroom with ensuite  
A warm and inviting entrance with new modern timber floors  
Formal lounge on entry with a beautiful fireplace  
Light filled open plan family and dining room  
A complete kitchen with quality appliances and ample storage  
Updated main bathroom  
A sizeable single garage with remote and internal access  
Heating and cooling options throughout  
New contemporary paint throughout  
New modern flooring throughout the living and bedrooms  
Stunning outdoor entertaining with deck/ pergola and a heated spa for year round luxury

**Key Information** | Living size : 104 sqm  
Garage size : 23.80 sqm  
Rates: \$516 per quarter  
Land Tax (If Rented): 653.39 per quarter  
Body Corporate: \$566.86 per quarter  
Rental Estimate: \$585 - \$625 per week  
To register your interest, please email [michael.martin@luton.com.au](mailto:michael.martin@luton.com.au) or call Michael on 0411 748 805