

11 Stan Ray Street, Gordon, ACT 2906



Sold House

Friday, 15 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 971 m2

Type: House



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\$1,020,000

Basking in its prominent elevated position and boasting magnificent views across the Tuggeranong Valley, this home is a spacious and light-filled haven that's sure to delight families looking for location and lifestyle. Concealed by a battle-axe position and backing onto a nature reserve, you'll love the split-level layout of the home, that enhances the sense of interior space and provides ample room and versatility. In addition to the main living areas which comprise both formal and informal zones, three generous bedrooms and two well-presented bathrooms, a lower-level rumpus room with 4th bedroom potential and extensive under-house storage certainly adds to the appeal. And if that wasn't enough, a heated inground pool and extremely easy-care garden will ensure your weekends are for relaxing. Positioned with the highly regarded Amber Ridge enclave, you'll feel a million miles from anywhere here yet be just a stone's throw to an array of leisure and lifestyle amenities. Property features include: • Expansive Northerly views overlooking the Lanyon Valley • Huge lounge room and separate dining room • Good sized, dedicated home office • Steel framed deck bathed in natural light • Expansive tiled living area, also incorporating a pool room and bar • Spacious kitchen includes a 900mm gas cooktop, dishwasher, pantry and breakfast bar • Sun-bathed BBQ terrace with incredible views • Master bedroom adjoins a walk-in robe and a spa ensuite, and opens to the deck • Two additional bedrooms are fitted with built-in robes • Main bathroom with both bath and shower, and a separate w/c • Ducted gas heating throughout • Fantastic rumpus room / teen retreat on the ground floor • Resort style, mineral swimming pool, perfect for summer weekends • Low-maintenance garden areas with no lawn in sight • Double lock-up garage with internal home entry • Efficient laundry with outside access • Vast under house storage • 2x 6.6kw solar systems for a massive 13.2kw combined array • EER: 4.0 • Living: 277.40sqm • Garage: 49.10 sqm • Block: 971sqm • UV: \$630,000 (2023) • Rates: \$3,330pa • Land Tax: \$5,736pa (Investors only) Close proximity to: • Gordon ridge • Local shops • Gordon Primary School • Playgrounds • Lanyon shopping centre Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.