

**12/15 Tallon Place, Gordon, ACT 2906**



**Sold Townhouse**

Sunday, 5 November 2023

12/15 Tallon Place, Gordon, ACT 2906

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 83 m2**

**Type: Townhouse**



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**\$550,000**

Warming light makes its way deep into the living areas of this special single-level townhouse, making the honeyed timber floors glow and bring a sense of relaxed calm that's also amplified by the soothing greenery outside. A lovingly tended garden cloaks the alfresco entertaining space which is decorated with festoon lighting for added atmosphere. Shaded by a beautiful mature maple, colourful azaleas and dwarf rhododendrons provide glorious seasonal displays while productive veggie plots and a fruiting mandarin bring their own bounties. It makes a delicious backdrop to the home's dining room and crisp, modern kitchen, while the spacious lounge to the front is the place to settle in at night with ample space for sectional furniture that allows everyone to spread out. The floorplan splits the two bedrooms for greater privacy, with the well-sized master enjoying views to a secluded courtyard. Located at the end of a row and backing a reserve that provides a lovely walk to Point Hut Pond, there's a peaceful feeling of retreat at this home, yet Lanyon Marketplace, schools and sports grounds are just minutes away. Features include:

- Single-level townhouse backing reserve
- End of row
- Courtyard entry
- Full-height windows
- Two bedrooms, both with built-in wardrobes
- Hardwood floors
- Updated kitchen with subway tile backsplash, stainless-steel appliances and gas cooktop
- Sliding doors to alfresco terrace
- Immaculate bathroom with separate shower and bathtub
- Dedicated laundry
- Split-system heating and cooling units
- Productive gardens
- Single lock-up garage
- Off-street parking for a further vehicle
- Visitor parking in complex

Outgoings and property information (approx):

- Living size: 83.5sqm
- Garage size: 22.0sqm
- Rates: \$2,187.17pa
- Land tax (if rented): \$2,906.83pa
- Body corporate: \$510.09pq
- Expected rent: \$500-\$520pw
- Year built: 1993
- EER: 3.5

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.