

# 12 Slavin Place, Gordon, ACT 2906

**McIntyre**  
PROPERTY

## House For Sale

Thursday, 15 February 2024

12 Slavin Place, Gordon, ACT 2906

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Colin Blunden

0409015400

## AUCTION

Look no further, your dream home is here. Situated in a magnificent location and providing you with breathtaking views of the Lanyon Valley and beyond, once you step inside this incredible home you will see that no words can describe the quality and beauty of this home. Beautifully designed over two levels, the home was tastefully renovated in 2019 with quality inclusions. Its presentation is immaculate and provides an abundance of room. There is something here to cater for all the needs and desires of each member of your family. You will be proud to call this home, and proud to host family and friends for when you entertain. I could write you a long description of everything that is here but to truly reflect what this home has to offer, it is best to take a personal look. So don't delay and arrange your inspection of this truly magnificent home. I can't wait to show you and here is a summary of what your new family home has in store!! Please Note... For the advertised times the seller has requested those wishing to inspect the property pre-register with me first. To do this please contact me by phone or email. Viewings by appointment are also available. Features Include: • Superb location •

Stunning views of the Lanyon Valley and beyond • Immaculate presentation • Generous sized separate living areas • Segregated main bedroom with ensuite • Stunning solid blackbutt timber floors • Stylish and modern kitchen with induction cooking, double oven and integrated fridge and freezer • Lovely sized bedrooms with built in robes • Deck and amazing views off the family room • Huge downstairs rumpus room with under floor tile heating • Large laundry with a storage room • Ducted reverse cycle air conditioning • Beautifully renovated ensuite and bathroom both with under floor tile heating • Under stairs storage • Under the house storage area or workshop • Beautifully landscaped gardens • Double glazed windows • Automated blinds • Double garage •

Magnificent family home... your dream home • Close to Lanyon Shopping Centre, Little Luxton (local neighbourhood coffee shop), schools, and public transport stops • EER 5.5 Outgoings & Property Information: Living size: 252.10 sqm Block size: 731 sqm Garage size: 39.20 sqm UCV: \$500,000 Rates: \$2,853 per annum Land tax (if rented): \$4,681 per annum Expected rent: \$850-900 per week Year Built: 2002 EER: 5.5 Disclaimer: While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided