

# 13/13 Sherwood Circuit, Gordon, ACT 2906

## Sold Townhouse

Friday, 20 October 2023



13/13 Sherwood Circuit, Gordon, ACT 2906

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 83 m2

Type: Townhouse



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**\$532,500**

Step into your dream home with this charming single-level 2-bedroom townhouse. Whether you're a first-time buyer ready to break into the market or someone looking to downsize without sacrificing comfort, this property is designed just for you. As you enter, you'll be greeted by an inviting open plan living and dining area, perfect for creating memorable moments with loved ones. Plus, there are not one, but two private outdoor entertainment areas, ensuring you have plenty of space to relax and entertain. The spacious separate bedrooms provide the privacy and comfort you desire. And the recent upgrades are the icing on the cake - with fresh paint, brand new carpets, stylish curtains, modern tapware, door handles, a new vanity, and sleek built-in sliding doors in the main bedroom, this home is move-in ready, allowing you to start enjoying it from day one. One of the standout features of this property is the luxury of having not one but the two outdoor options, a rarity in townhouse living. Both spaces are perfect for unwinding with friends and family. Your rear yard is enclosed with Colourbond fencing, offering a secure area for your kids and pets to play, while the front courtyard provides a tranquil space under the soothing shade of towering trees. Convenience is at your doorstep, with easy access to the local Gordon shops, Lanyon shopping centre, open playing fields, Gordon ponds, Gordon Primary School, and a short drive away from the thriving Tuggeranong Town Centre. This home is packed with fantastic features that you won't want to miss. Don't hesitate; seize this opportunity to make it yours today and secure your new chapter in this wonderful community.

**The Perks:**

- Single level design
- Located in a quiet boutique complex
- Single garage with internal access
- New paint, new carpet & window furnishing. Move straight in!
- Newly updated bathroom fixtures and fittings
- Gas heating
- Front and back courtyards
- Segregated bedrooms

**The Numbers:**

- Living: 90m<sup>2</sup>
- Body Corp: \$549.90 pq approx
- Rates: \$391 pq approx
- Rental estimate: \$480 pw