

**13/25 Wootton Crescent, Gordon, ACT 2906**



**Townhouse For Sale**

Thursday, 14 December 2023

13/25 Wootton Crescent, Gordon, ACT 2906

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 116 m2**

**Type: Townhouse**



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**\$570,000+**

This family friendly townhouse presents a fantastic opportunity for savvy investors or first home buyers looking to enter the market with a great value family home. Featuring a spacious living space, three generous bedrooms and two bathrooms, this property is the perfect blank canvas to move straight in or add a few simple cosmetic updates to elevate the look and feel. Spread across three levels, the practical layout ensures there's space for the whole family. The lower level boasts a large open plan living space bathed in natural light from north facing windows. A glass sliding door that opens to a sun-drenched courtyard. The well-kept kitchen includes stainless steel gas cooktop, oven and dishwasher. On the upper levels you will discover a master bedroom with wall-to-wall robes and tidy ensuite, accompanied by two additional bedrooms creating plenty of space for growing families. A spacious family bathroom with separate bath and shower completes the upper floor. With a direct path leading to Point Hut Pond, nature is at your doorstep. You're also minutes from Lanyon Marketplace, local schools, and recreational spaces. This prime opportunity is ideal for first home buyers ready to step onto the property ladder. Act swiftly to secure this property and make it yours today.

- Spacious 3-bedroom, 2-bathroom townhouse
- Tri-level layout with potential to increase equity or rental return through simple updates
- Generous, light filled family living and dining space
- Practical kitchen with stainless steel gas cooktop, oven and dishwasher
- Large fully fenced courtyard with undercover entertaining area
- Master bedroom with built-in robes and ensuite
- Two additional good-sized bedrooms with built-in robes
- Practical family bathroom with separate bath and shower
- Gas wall furnace and evaporative cooling
- Large laundry leading to enclosed utility area
- Secure remote entry single garage with internal access
- Minutes from shops, schools, and Point Hut pond and recreation area
- Living space: 116m<sup>2</sup>
- Garage: 22m<sup>2</sup>
- Block size: 175m<sup>2</sup>
- House built: 1993
- Body Corporate fee : \$820.10 per quarter
- Rates: \$2282.90 per annum
- Land tax: \$3065 per annum
- EER: 2 stars

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.