

# 13/3 Riddle Place, Gordon, ACT 2906

## Sold Townhouse

Thursday, 21 September 2023

13/3 Riddle Place, Gordon, ACT 2906

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 84 m2**

**Type: Townhouse**



Mark McCann  
0423900640

**\$565,000**

Nestled within the quiet Southbrooke complex amongst other similar properties, this two-bedroom, one bathroom, courtyard style home is well presented and provides a thoughtful floor plan with good storage options. The kitchen sits centrally between the adjoining lounge and dining areas, creating a convenient flow and a clever division between the two separate living spaces. Proving completely functional, an efficient electric oven and cook top take pride of place within the kitchen and the inclusion of a large work surface will make food preparation a breeze. There is plenty of storage within and the bonus of a split system and an impressive 6.6kw solar system with 17 panels to help offset your energy costs so that you can heat and cool your home efficiently. Fresh paint plus complimentary floating floors and quality window treatments give the home a modern appeal while the neutral decor flows coherently through to the bedrooms and promotes an inviting feel throughout. Each bedroom is a good size, with built in robes and shared access to the completely renovated, family bathroom that provides a spa bath, shower, separate toilet, and laundry. The home sits on a level block which has been landscaped to include a large paved entertaining space that is sun drenched and very private. Accessible through large sliding glass doors from the meals area, entertaining will be easy whether cooking inside or barbecuing and alfresco dining out. The home is secure, fenced and provides private pockets to relax in. The complimentary established garden is easily maintained and offsets the entertainment space nicely while pedestrian access to the yard from the secure, attached garage is a plus. Ideal for those starting out or downsizing, the home is conveniently located within walking distance to Point Hut Pond and Gordon Adventure Playground. There are schools and Lanyon Market Place within close proximity and there is easy access onto the main thoroughfare for a simple commute into the city.

• Courtyard style home in 'Southbrooke' complex  
• Central kitchen with two separate living areas  
• Two bedrooms with BIR's, light, fresh interiors  
• Renovated bathroom with separate toilet and laundry  
• Split system unit, 6.6kw solar system with 17 panels  
• Paved entertainment space, private yard, single attached garage  
• Walking distance to pond and playground  
• Easy access to shops, schools and the city

The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.\* Rates \$2,015p.a (approx)\* Land Tax \$2,573p.a (investor only)\* Body Corporate \$2,096 p.a (approx)