

# 13 Coventry Close, Gordon, ACT 2906



## Sold House

Saturday, 17 February 2024

13 Coventry Close, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 554 m2

Type: House



Jacob Stanton  
0499999734



Jesse Sands  
0402669754

**\$750,000**

Welcome to this beautifully presented 3-bedroom home that effortlessly blends space, comfort, and convenience, offering all the essentials for a hassle-free lifestyle. Situated just a short distance from public transportation, local shops, schools, and parks, this residence is perfect for those starting out, scaling down, or seeking an investment opportunity. Step through the front door and into a welcoming, light-filled family room—your sanctuary for relaxation and unwinding after a busy day. The heart of the home features a modern kitchen equipped with ample workspace, an island bench, gas cooktop, electric oven, rangehood, and dishwasher, making it an inviting space for both casual meals and entertaining guests. Adjacent to the kitchen is a versatile living area that serves as a hub for both formal dining and casual gatherings, with easy access to the private, enclosed backyard. This home boasts an impressive 4.5-Star energy efficiency rating, providing year-round comfort with its reverse cycle heating and cooling system, along with a Vulcan gas wall heater. Additionally, take advantage of reduced electricity bills thanks to the included 6.5KW solar power system, complete with a 5.5KW inverter. Each of the three bedrooms is generously sized and includes built-in robes and large windows to welcome natural light. The main bathroom, recently resealed with new shower screen, offers functionality and style, featuring a spa bath, shower, separate toilet, and wash basin, conveniently located in the hallway. Outside, enjoy a spacious grassed area surrounded by secure fencing, perfect for children and pets to play safely. A garden shed provides additional storage for tools, bikes, or gardening equipment, while the expansive outdoor living and entertainment space sets the scene for memorable BBQs and gatherings with loved ones. This beautifully maintained home is ready to welcome its new owner or serve as a promising investment property. Positioned just moments from the Lanyon Market Shopping Village, public transport, and schools, with the South Point shopping precinct a short drive away, the stage is set for your next chapter. Act now to secure this remarkable opportunity in a sought-after locale.

**The Perks:**

- Located in quiet cul-de-sac street
- Tandem enclosed carport & off-street parking
- Updated kitchen with island bench & ample storage
- Gas cooking, electric oven, rangehood & dishwasher
- Reverse cycle heating & cooling system
- Vulcan gas wall heating in living room
- Built-in robes to all bedrooms
- Bathroom with spa bath, shower, separate toilet & basin
- Bathroom resealed and shower screens replaced
- Tiled kitchen, passageways & formal living areas
- Carpets to bedrooms & family room
- Garden shed & low maintenance gardens
- Enclosed yard & paved entertainment area
- 6.5KW solar power system with 5.5KW inverter
- 6 x night vision swan 4K security cameras
- External window shutters for privacy and security
- Close by public transport, shops, parks & schools

**The Numbers:**

- Living Size: 121.8m<sup>2</sup>
- Block Size: 554m<sup>2</sup>
- Land Value: \$439,000 (2023)
- Rates: \$2,579
- EER: 4.5 Stars
- Build: 1993

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.