

13 Leahy Place, Gordon, ACT 2906



House For Sale

Thursday, 16 November 2023

13 Leahy Place, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 482 m2

Type: House



Sally McCallum
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Auction

Auction Location: In rooms - LJ Hooker Canberra City, 182 City Walk, Canberra City Located at the end of a quiet cul-de-sac in a welcoming neighbourhood, this freestanding home is the perfect starter home or investment property. With a functional layout, contemporary design, light and bright living spaces and three generous bedrooms, it's easy to see why this home is the perfect low-maintenance package. Spacious and inviting, families will love the open plan living area spread across separate lounge and dining zones. With modern, neutral décor and natural light in abundance, the space makes a welcome retreat to come home to. The kitchen is well maintained with built-in oven, gas cooktop, and expanses of bench and cupboard space. The addition of a closed in sunroom provides another all weather living area. Three double bedrooms offer an abundance of space for growing families or those seeking a home office or hobby room. The master is generous and provides entry straight into the two-way bathroom. Outside, low maintenance gardens front & back offer privacy and tranquility with walking trails and reserve right on your doorstep. The unusually high garage roller door and ceiling means the largest of vehicles can be housed securely. There is gate access to the backyard providing additional storage for a trailer. Minutes from great schools, public transport, Lanyon Marketplace and Tuggeranong Town Centre. Don't miss this opportunity to enter the market or build your portfolio with this great value home.* Freestanding 3 bedroom 1 bathroom family home* Spacious living areas including separate lounge, dining & sunroom* Practical kitchen with electric over and gas cooktop* Three spacious double bedrooms * Master bedroom has direct access to bathroom* Separate laundry* Reverse cycle heating and cooling unit* Easy care gardens and Colorbond fencing surrounding property with gate access for a trailer* Single garage with very high clearance plus parking for additional vehicle* Backs green space & walking trails* Living space: 106.94m²* Land size: 482m²* Garage: 22.14m²* Glassed in patio: 13.50m²* House built: 1993* Rates: \$2210 per annum* Land tax: \$2827 per annum (if applicable)* EER: 5.5 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.