

**14/32 Sid Barnes Crescent, Gordon, ACT 2906**



**Townhouse For Sale**

Thursday, 6 June 2024

14/32 Sid Barnes Crescent, Gordon, ACT 2906

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Dan Cooper  
0412773938

**\$650,000 +**

This immaculately presented home has been tastefully renovated and will provide a convenient and comfortable lifestyle for its new owners. Set over one level providing ease of access, the floorplan allows for multiple living areas and low maintenance living. The spacious central kitchen is the hub of the home and comes complete with breakfast bar, modern appliances and ample storage. The large lounge room is flooded with natural light and is perfect for unwinding after a long day and the dining room offers a peaceful outlook over the landscaped front yard. All three bedrooms are well appointed and come complete with built in robes and the two way bathroom is easily accessible. Internal access via the lock up garage will keep you dry on the wettest of days, there is also a second designated parking space and the Reverse cycle air conditioning will allow climate control at your fingertips. • Freshly painted and refurbished throughout • Parking for two cars • Modern and spacious kitchen with electric cooktop and Bosch dishwasher • Segregated living areas • Reverse cycle air conditioning and ducted evaporative cooling • Low maintenance landscaped north facing garden • Entertaining deck/ BBQ area at the rear • A short stroll to the shops and schools • Living area - 112m<sup>2</sup> • garage - 22m<sup>2</sup> • Land area - 257m<sup>2</sup> • EER - 4.5 stars • Rental return - \$550 - \$570 per week ( approx.) • Strata levies - \$729 per quarter • Rates - \$562 per quarter Set in a prime location just a short walk to Lanyon marketplace and the local Gordon shops you will be spoilt for choice in terms of shopping and cafes. Gordon primary school is also an easy stroll and the Gordon Pond and adventure playground is the perfect setting for play and BBQ's. Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.