

14 Blinkhorn Place, Gordon, ACT 2906

House For Sale

Friday, 3 May 2024

independent
PROPERTY GROUP

14 Blinkhorn Place, Gordon, ACT 2906

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 938 m2

Type: House



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Robert Burns
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Auction 3pm, Saturday 25th May

Nestled just moments away from the serene Tuggeranong Hill Nature Reserve and the charming Point Hut Pond District Park, lies this beloved family abode, tailored for hosting large gatherings. Occupying a generous 938m² plot with a sprawling 281m² of living space, this home invites the next owners to relish the exceptional lifestyle that defines one of Tuggeranong's most sought after suburbs. Inside, the home unfolds to reveal multiple living spaces, each thoughtfully tailored to accommodate various needs. Cozy up by the two-way wood fireplace during chilly evenings, while the northern orientation ensures a warm and inviting ambience throughout the day. The open-plan living, dining, and kitchen areas provide additional options for relaxation and entertainment, seamlessly blending functionality with comfort. The spacious modern kitchen has undergone a tasteful renovation, boasting ample space to cater to large families and guests alike. Featuring quality appliances such as an induction cooktop, oven, and dishwasher, it promises convenience and efficiency. Those with culinary prowess will appreciate the seamless flow from the kitchen to the outdoor alfresco area, complete with an automatic louvered pergola—a perfect setting for outdoor dining and entertaining. Accommodation is generously provided with five well-appointed bedrooms, each complete with built-in robes and serviced by a stylish main bathroom equipped with both shower and bath. The oversized main bedroom is bathed in natural light, featuring a modern ensuite complete with a walk-in shower, bath, and double sink vanity. A separate retreat, once the garage, has been converted to a fully contained space with kitchenette. Perfectly suited as a rental opportunity or a teenage retreat. Outside, the manicured garden, framed by retaining walls, showcases the meticulous attention to detail invested by the owners in creating a tranquil oasis. Strategically positioned in the heart of Gordon, this stunning family residence offers easy access to the plethora of amenities found within the Tuggeranong Town Centre, including South Point Tuggeranong, cafes, shops, cinemas, restaurants, and public transport routes. Closer to home, the bustling Lanyon Marketplace is just a short 3-minute drive away. For those seeking outdoor adventures, scenic walking paths beckon, leading to destinations such as the Bicentennial National Trail or the serene pathways surrounding Point Hut Pond. Schooling options abound with nearby schools such as Gordon Primary School, Lanyon High School, and Lake Tuggeranong College.

Features:- Outstanding family residence located at the end of a cul-de-sac- House-proud owners surround this beautiful home- Single level home- Multiple living spaces & outdoor paved area perfect for entertaining or relaxing- Timber deck with automatic louvered pergola- Several living spaces throughout- Teenage retreat (once was the garage) with kitchenette and bathroom, doubles as a potential rental- Large kitchen with plenty of bench space, quality appliances, dishwasher, induction cooktop & abundance of storage- Spacious bedrooms with built-in robes- Two bedrooms with built-in desks- Dedicated office with built-in shelves, perfect for a work from home setup- Main bedroom with walk-in robe & renovated ensuite with double vanity- Stylish bathroom with bath & shower- Laundry room with external access- Ducted gas heating & evaporative cooling ensures comfort all year round- Completely upgraded insulation in ceiling and walls, completed June 2023- Cheminees Philippe two-way fireplace in living area- Established & low maintenance gardens- Double carport accommodation and side access, perfect to park a trailer- Family friendly park & playgrounds nearby- Security camera and alarm system- Naturally bright throughout- Functional intercom and speakers throughout with built-in radio- 5kW Solar system

Figures:- House size: 281m²- Carport: 42m²- Block size: 938m²- Rates: \$2,900 p.a approx.- Land Tax (Investor only): \$4,600 p.a approx.- Built: 1992 approx. - UCV (2023): \$509,000