

142 Knoke Avenue, Gordon, ACT 2906



House For Sale

Tuesday, 11 June 2024

142 Knoke Avenue, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 406 m2

Type: House



Kaine Walters
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Alec Brown
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Auction 26/06/2024

Experience the perfect combination of comfort, convenience, and charm, making it an excellent choice for a variety of lifestyles! Enjoy the versatility of separate dining and lounge rooms, perfect for all your family's needs. The open plan kitchen and family room provide a spacious and welcoming environment, ideal for everyday living and entertaining. Equipped with a gas cooktop, electric oven, and a Fisher & Paykel dishwasher, this kitchen is designed for both style and practicality. Abundant natural light enhances the space, making it a pleasant area to cook and gather. Featuring three generous-sized bedrooms, two of which include built-in robes, offering ample storage and comfort. The bathroom caters to all needs with a shower, bath, and separate toilet, ensuring convenience for the whole family. The covered and enclosed outdoor entertaining area is perfect for year-round enjoyment, while the low maintenance, established gardens provide a serene and beautiful backdrop. Ideally situated close to shops, schools, and nature reserves, with easy access to arterial roads and public transport, making it perfect for small families, downsizers, or first-time home buyers. Creating your very own oasis in the heart of the Lanyon Valley has never been easier, come see for yourself. Property features include:

- Separate dining and lounge room for all family requirements
- Open plan kitchen and family room
- Functional kitchen fitted with gas cooktop, electric oven and fisher & paykel dishwasher
- Three generous sized bedrooms, two with built in robes
- Bathroom accommodates every need with a shower, bath and separate toilet
- Covered and enclosed outdoor entertaining area
- Low maintenance and established gardens
- Internal access to the secure and enclosed garage
- Split system installed in the family room & wall mounted electric heater installed in the bedroom one
- Living: 117sqm
- Garage: 20.50sqm
- Block: 406sqm
- EER: 3.5
- Built: 1995
- UV: \$290,700 (2023)
- Rates: \$2,275.55pa
- Land Tax: \$3,320.84pa (Investors only)

Close Proximity to:

- Lanyon Market Place
- Tuggeranong South Point
- Gordon Primary School
- St Clare of Assisi Primary School
- Charles Conder Primary School
- Lanyon High School

Arterial roads, bus public transport

- Nature Reserves and local parks

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.