

**145 Knoke Avenue, Gordon, ACT 2906**



**Sold House**

Thursday, 9 November 2023

145 Knoke Avenue, Gordon, ACT 2906

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 724 m2**

**Type: House**



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**\$835,500**

Step into a family-centered haven that truly accommodates your needs. The large bedrooms in this home are designed to provide ample space for your larger beds, dressers, and desks, ensuring your comfort is a priority. Your kids will adore the spacious and safe backyard, perfect for endless adventures and playtime. Create cherished memories as you grow your veggies together as a family, or spend quality time on the deck during the warmer months, basking in the joy of togetherness. This home's natural elements, such as slate and bamboo floors, lend an inviting charm that sets it apart. This home is all about capturing the essence of natural beauty and light. With its thoughtful layout, you can effortlessly supervise your children while they explore and play. Sunlight bathes every room, creating a warm and inviting atmosphere that's perfect for creating lifelong family memories. Start each day with a breathtaking view of the nearby hillside from the master bedroom, a touch of serenity to inspire your daily life. Plus, the location is incredibly convenient, with proximity to playgrounds, walking paths, and the school - making your daily routines more effortless and enjoyable. Beyond its remarkable features, this home offers an outstanding sense of community and everyday convenience. You'll relish the easy commute with a bus stop just steps away, connecting you effortlessly to the places you need to be. Whether you seek a family-friendly environment, natural elegance, or proximity to essential amenities, this home encapsulates it all. Don't miss your chance to make this house your family's sanctuary, where you'll create countless moments and share joy with your loved ones. Welcome home to the perfect blend of comfort and accessibility. FEATURES: • Brick veneer residence • Four spacious bedrooms - All with built-ins • Segregated living and dining • Slate tiled and bamboo flooring • Ducted reverse cycle heating and cooling • Covered outdoor deck • Open kitchen • Walking distance to tracks and playgrounds • Proximity to Lanyon Marketplace • Semi-internal access • Sprinkler system • Block: 724m<sup>2</sup> • Living: 177m<sup>2</sup> • Year Built: 1993 • Rates: \$3,136pa • Land Tax (if rented): \$5,329pa • EER: 3.0