

# 15/13 Sherwood Circuit, Gordon, ACT 2906

**McIntyre**  
PROPERTY

## Sold Townhouse

Sunday, 13 August 2023

15/13 Sherwood Circuit, Gordon, ACT 2906

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 104 m<sup>2</sup>**

**Type: Townhouse**

**\$560,000**

Here is a wonderful opportunity to get onto the real estate merry-go-round! This home will be a great place to start your journey and boasts size and features that you can make into a home. Sited in a small boutique complex of similar single level townhouses, No. 15 is north facing and captures the warming winter sunshine. The large living area is sunbathed and opens to the family/meals area adjacent to the functional kitchen boasting a near new 900mm gas cooktop. Three good sized bedrooms, all with built ins are complemented by a two-way bathroom off the master suite. This home has been fully re-painted internally, so there is little to do prior to moving in! The secure back yard is well planted and will be your oasis! Single lock up garage with auto door and internal access through the laundry complete the picture. Features Include: • Boutique development • Minutes to schools and shops • Single level – no stairs! • Light filled living area • Lovely gardens • Freshly painted throughout • North facing • Single lock up garage • 2-way bathroom • Near new 900mm cooktop

Outgoings & Property Information: Living size: 104 sqm Rates: \$2,600 per annum Land tax (if rented): TBA per annum Expected rent: \$530 - \$550 per week Year Built: 1992 EER: 2.5

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