

15 Noel Ryan Gardens, Gordon, ACT 2906

LUTON

Sold House

Monday, 14 August 2023

15 Noel Ryan Gardens, Gordon, ACT 2906

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 786 m²

Type: House



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\$1,100,000

This 6-Star, all electric, energy-efficient home will bring the perfect blend of lifestyle, sustainability and convenience to your family. If what you're looking for is a quiet and ambient home that is ready to move into without having to do a single thing, then 15 Noel Ryan Gardens in Gordon is sure to take your breath away. This North facing property will greet you with light filled rooms with beautiful oversized picture windows providing fantastic views. Contemporary colours and an inviting layout flows naturally from the front to the back of the home. Double-glazed European style uPVC windows help to provide thermal and acoustic comfort year-round. The private king-sized master suite enjoys plenty of privacy by design and features custom fitted his & her walk-through wardrobes and a private deluxe ensuite. Family excellence continues with another three generously sized bedrooms, all of which are appointed with floor to ceiling wardrobes, remote controlled roller-blinds and ceiling fans. Walking through the spacious and inviting light-filled lounge and dining room you arrive to the jaw-dropping centrepiece kitchen equipped with a timeless waterfall stone benchtop island incorporating generous seating space. This kitchen caters to the gourmet home chef with two pyrolytic self-cleaning ovens, induction cooktop, Schweigen silent rangehood, extraordinary storage, and a stunning high ceiling allowing maximum natural light and character. The kitchen opens up to the spacious insulated outdoor entertaining patio which overlooks the lush green lawn and mature low maintenance gardens, with privacy provided by Colourbond fencing all round. Parking consists of an oversized double garage with remote doors and drive through access, complimented by exceptional off street parking options for caravans, boats and trailers. Further highlights of this spectacular residence include double glazed windows in every room, three-phase power supply complimented by an 8.6KW solar system with a 7kW Fronius three-phase inverter to keep your running costs down, stunning modern flooring throughout, fresh contemporary colour palette, four split-system energy efficient heating and cooling units, LED lighting throughout, two-way ceiling fans, double insulation, enclosed dust-free attic storage and much more! Situated in a picturesque Gordon stage one location within walking distance to Lanyon Valley Schools, Gordon and other local shopping centers, across the road from a reserve but only a short commute to Point Hut/Pine Island walking trails, the Murrumbidgee River and many other amazing amenities. The highest level of care and the best quality materials have been used to create such a self-sufficient and an outstanding renovated home. Why purchase something that needs an enormous amount of work? When you can have the complete package immediately and enjoy for many years to come. With the current costs of building materials and the time it takes to renovate, this one is a no brainer. The complete six star rating and ready to move into package awaits you.

Key Information | 4 Bed | 2 Bath | 2 Garage
Overall Building Report: Above Average
Living: 161 sqm
Garage: 53.39 sqm
Block: 786 sqm
EER: 6 Stars
UCV: \$ 518,000
Rates: \$ 672.50 per quarter
Land Tax (Only if rented): \$ 1,009 per quarter

Key Features | ENTRY + LOUNGE + DINING • Large picture frame windows with views of the reserve and back garden area's • Remote controlled block-out blinds • Smart Deadbolt on front door • Luxurious two-way sheer curtains
KITCHEN • 2.4m waterfall island with under bench lighting and breakfast bar seating • Two Fisher & Paykel pyrolytic self-cleaning ovens • Fisher & Paykel Induction cooktop • Schweigen silent exhaust Fan with roof mounted Isodrive 900 motor • Soft close cupboards and drawers throughout • Bump to open bin drawer for your convenience when preparing gourmet meals • Plumbing for connecting to refrigerators with water/ice • Dual spray mixer tap & separate tap for filtered drinking water • Numerous electrical outlets for your appliances • Hidden microwave storage • Bosch Series 8 XL Dishwasher for those big party clean ups
MASTER BEDROOM + ENSUITE • Custom floor to ceiling his & hers walk through robes • Luxurious sheer curtains and remote controlled block out blinds • Walk-in shower with rain & handheld showerheads • Floor to ceiling tiling • Plantation shutters in ensuite • USB and PowerPoint in bathroom cupboard • Resort style vanity with fantastic storage space • Recessed mirrored shaving cabinet
MAIN BATHROOM • Floor to ceiling tiling • Resort style vanity • Recessed mirrored shaving cabinet • Deep full sized bath • Walk-in shower with rain & handheld showerhead
LAUNDRY • Vented clothes dryer facility (can be closed off for condenser dryers) • Generous soft-close cupboard and drawer storage • Expansive bench space • Plantation shutters
SUSTAINABILITY • 3 -phase power connected complimented by an 8.6KW solar panel system and 7kW three-phase Fronius inverter • European designed double-glazed windows and doors • Exceptional insulation throughout (Ceiling: R-6.0 and Walls: R-1.5) • Water efficient toilets, shower heads and tapware throughout
GARAGE • Oversized double garage • Completely fitted out, dust-free attic storage with built-in ladder • A huge amount of power outlets for the workshop enthusiast • Remote control access to all 3 roller doors with drive through access to the backyard • Substantial amounts of storage and removable shelving