

15 Van Praag Place, Gordon, ACT 2906

VERV

House For Sale

Friday, 8 March 2024

15 Van Praag Place, Gordon, ACT 2906

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 946 m2

Type: House



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\$1,550,000+

Welcomed to the market is this gorgeous architecturally designed family home, positioned in one of Gordon's most sought after locations, an elevated position that offers utterly breathtaking views of the entire Tuggeranong Valley region. An exceptional offering sited on a generous 964m² parcel of land that offers numerous outdoor entertaining areas. Homes of this size are indeed rare. Number 15 is an enormous residence built over an incredible 418m²; offering five spacious bedrooms, three designer bathrooms, double garage with high-ceilings, workshop and internal access and additional single carport. Upstairs you will find two separate living spaces, four bedrooms and a modern kitchen with granite stone benchtop and splash back, quality stainless steel appliances, dishwasher, built-in microwave and ample storage cabinetry. Downstairs is perfect for those with teenagers' or larger families who require additional space, you could utilize the rumpus room as 5th bedroom with a private ensuite. As you enter the backyard space you will be impressed with the livability and size, a fairly spacious and flat outdoor area that is the perfect space for those large family gatherings. Also included are two covered outdoor balconies. Nestled within one of Canberra's most desirable suburbs and premium positions; Gordon Ridge close to Lanyon marketplace, Tuggeranong Town Centre and close to a number of schools and shopping facilities. Currently rented for \$950 per week Features Include:-

- Stuningly elevated location
- Breathtaking views of Tuggeranong Valley
- Perfect due-North aspect to the front
- Architecturally designer home
- Large 946m² block of land
- Built over an incredible 418m² approx.
- Five spacious bedrooms
- Three bathrooms (ensuite x 2 & main)
- Three separate living areas
- Double car garage with high ceilings, workshop and internal access
- Large single carport with high ceilings (boat or trailer)
- Rumpus/5th Bedroom downstairs with ensuite
- Master bedroom with walk in robe and ensuite and stunning views
- Designer ensuite with floor to ceiling tiles and large spa-bath
- Modern kitchen with granite stone benchtops and splash back, quality stainless steel appliances, dishwasher, built-in microwave and ample storage
- Main bathroom with floor to ceiling tiles, vanity with stone benchtop, frosted shower glass and bathtub
- Formal lounge and dining area with private balcony
- Generous family and meals area with access to huge covered balcony
- Covered outdoor entertaining area with northerly views and cafe blinds
- Generous outdoor area with synthetic grass perfect for kids or pets
- Ducted gas heating throughout
- Reverse cycle air-conditioning in living area
- Underfloor heating in family and kitchen area
- Ample storage with linen and huge storage room
- High ceilings throughout
- Terracotta roof tiles
- Insulation; R1.5 batts and R3.0 batts
- Large laundry with rear access
- Enormous 32m² storage room downstairs
- 10KW solar electricity system with grid
- Stuningly landscaped gardens front and rear
- Gorgeous and relatively flat backyard
- Backyard perfect for kids to play or pets to roan
- Ample parking options front of home
- Close to Lanyon Shopping Centre

Updates in 2021-

- New flooring throughout
- Freshly painted throughout
- New window covering throughout (double blinds)

EER: 2.5 stars
Block size: 946m² approx.
Living size: 277.67m² approx.
Side Patio: 23m² approx.
Under Patio: 23m² approx.
Garage: 62.87m² approx.
Storage Room: 32m² approx.
Year Built: 2004
UV: \$595,000 approx.
Rates: \$2,972.00 pa approx.
Land Tax: \$4,648 pa approx. (only paid if rented)