

**18 Slavin Place, Gordon, ACT 2906**



**Sold House**

Thursday, 4 April 2024

**18 Slavin Place, Gordon, ACT 2906**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 744 m2**

**Type: House**



**Ben James**

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**\$1,110,000**

Perfectly positioned at the bowl of Slavin Place, this elevated four-bedroom home offers a serene lifestyle in the leafy Gordon hills with mesmerising views that will captivate you from the moment you arrive. Just steps away from picturesque walking trails, and moments from Gordon Primary School and Lanyon Marketplace's cafes and shops, at 18 Slavin Place you can enjoy the privilege of peaceful surrounds with everything you need close by. Experience comfortable living in the home, where new downlights illuminate every corner, complemented by freshly painted walls and plush new carpeting, crafting a modern and inviting atmosphere. The versatile floorplan provides for a spacious lounge and dining area with abundant garden-views and generous space for gatherings with family and friends, an inviting family room with access out to the extensive under-cover alfresco deck that offers easy summer entertaining and further gives way to leafy rear gardens, and at the heart of this home there's a generous epicurean kitchen domain featuring copious storage including a walk-in pantry, high-end appliances and a stone topped breakfast bar. Generous accommodation comes via three privately zoned bedrooms with robes, two bathrooms and fourth bedroom/home office conveniently located adjacent to the front door. The luxe main bedroom is accompanied by a walk-in robe and a stunning tiled ensuite with black shower tapware. A deep bath and vogue styling is revealed in the central bathroom. With additional highlights including ducted air conditioning, a double garage, a 5000L rainwater tank, a robust 10kW solar system and electric hot water, make this a very efficient home. Plan your viewing today. EER 4.0

Why this property is solely for you:

- \* Nestled in a tranquil, elevated street, this property offers a serene retreat with breathtaking views that will leave you in awe
- \* Charm begins with a beautifully established front garden, setting the tone for what lies within
- \* The L-shaped lounge and dining room provide versatile and stylish spaces for entertaining
- \* The kitchen is adorned with stone benchtops and boasts high-end appliances for the culinary enthusiast
- \* A spacious family room complements the kitchen, offering a cozy atmosphere for family gatherings
- \* Retreat to the main bedroom featuring a walk-in robe and ensuite, ensuring a private oasis
- \* Three additional bedrooms, two with built-ins, cater to your family's needs
- \* Indulge in the main bathroom's spa bath and revel in the new vanity, while heated towel racks and new taps and shower heads enhance the overall luxury
- \* Experience optimal comfort with zoned and ducted heating/air conditioning seamlessly integrated into every area of your home
- \* Experience luxury living with new downlights illuminating every corner
- \* Freshly painted walls and brand-new carpeting exude a sense of freshness and modernity
- \* Ducted vacuum offers a hassle-free cleaning solution
- \* Step onto the stunning rear deck with ceiling fans and cafe blinds, where you can unwind while soaking in the picturesque views
- \* The fully fenced, low-maintenance rear yard provides privacy and ease of care
- \* Embrace sustainability with a 5000L rainwater tank and a robust 10kw solar system with a long warranty
- \* Electric hot water complements the solar setup, ensuring energy efficiency
- \* An alarm system offers enhanced security and peace of mind
- \* Secure your vehicles in the double lockup garage and a workshop space for your creative endeavours
- \* Two driveways are equipped to accommodate a boat or a caravan
- \* Take a leisurely stroll to the nearby reserve and the Murrumbidgee River
- \* Minutes away from Lanyon Marketplace and a short drive to Tuggeranong

House size: Residence - 205m<sup>2</sup>; Garage - 40.00m<sup>2</sup>