

19/15 Scarfe Close, Gordon, ACT 2906



Townhouse For Sale

Wednesday, 15 May 2024

19/15 Scarfe Close, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 104 m2

Type: Townhouse



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\$680,000+

Maintaining peace and privacy at the rear of the complex, this three bedroom, two bathroom townhouse fulfils the lifestyle desires for home buyers and downsizers alike. It also makes an excellent low-maintenance investment opportunity. Upon entering this charming townhome, you're welcomed by a spacious living area adjacent to a combined kitchen, meals, and family room. This central hub of the home opens onto a deck where stairs lead down to a sun-drenched courtyard, beautifully landscaped with winding paths bordered by mature plants. The modern kitchen is designed for a delightful cooking experience, featuring an abundance of cupboards and a stone-topped island with a breakfast bar. It includes a single under-mount sink, stylish pendant lighting, a 900mm freestanding Euromaid gas oven and cooktop with a "country style" design, and a sleek black canopy rangehood. Two large bedrooms with wardrobes ensure privacy and restful sleep, while a bathroom with a separate tub and shower provides plenty of space for everyone to get ready for the day. The master suite, which rounds out this three-bedroom home, serves as a private oasis that invites you to unwind. This spacious retreat includes a walk-through wardrobe for storing all your personal belongings, a ceiling fan for added comfort, and an updated ensuite. Equipped with ducted heating, a reverse cycle unit in the living, ceiling fans in the master bedroom and living/dining areas, under-house storage, and a garage with internal access, what's not to love? EER: 1.5 Age: 1993 Unit Plan: 849 Body Corporate: Capital Strata Management Services Body Corporate Fees: \$539.59p/q - approx. AUV 2023: \$3,055,400 (Unit entitlement: 3.80%) Land Rates: \$1,975.99p/a - approx. Land Tax: \$2,687.89p/a (if rented) - approx. Why this townhouse is solely for you: * Conveniently located at the end of a well cared for complex of 25 townhouses, with only one common wall * Immaculately presented three bedroom, ensuite townhouse promotes low maintenance living to suit a busy lifestyle * Generous proportions within the living/dining and a kitchen/family/meals * The stylishly renovated kitchen is anchored at the heart of the home and equipped with excellent storage options, a stone topped island bench with breakfast bar, single under bench sink, pendant lighting, a gorgeous Euromaid 900mm freestanding gas oven/cook top, and a black canopy rangehood * Living is extended via a sliding door from the family/meals to the sun drenched deck and courtyard landscaped with meandering paths bordered by established plants - the perfect haven * Three well scaled bedrooms all feature wardrobes * The main bedroom offers a walk-through-wardrobe, ceiling fan and an updated ensuite * The family bathroom is well appointed to feature a bath, shower, a good sized new vanity and separate toilet * Neat European laundry * Ducted gas heating, a reverse cycle unit and ceiling fans in the main bedroom and living/dining provide comfort * Privacy and blackout window furnishings throughout * Quality vinyl plank flooring in the living areas * Rinnai Infinity B26 continuous hot water system * Large single garage with internal access * Under house storage space * Just a relaxed walk to Point Hut Pond, Point Hut Pond District Park, Gordon Primary School, ovals, Lanyon Marketplace and transport * House size (approximately) - Residence: 104.00m²; Garage: 23.80m²; Total: 127.80m²