

2 Darby Munro Close, Gordon, ACT 2906



Sold Duplex/Semi-detached

Friday, 1 September 2023

2 Darby Munro Close, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 100 m²

Type:

Duplex/Semi-detached

\$715,000

This beautifully presented 3-bedroom dual-occupancy strikes a rare balance between space, style and convenience. Freshly painted and updated throughout, this light-filled home is a must-see for all downsizers and first-time buyers looking for an effortless lifestyle. This home offers all the key elements for low maintenance living, conveniently located close to schools, Lanyon Marketplace, public transport and only around the corner from Gordon IGA, Little Luxton Café and the Gordon Family Medical Practice. As you enter the front door, you immediately feel a warm, welcoming sensation that is created by the open plan living area which beautifully connects to the outdoor entertainer's deck through charming French doors. The setting is idyllic, offering a great sense of privacy and tranquillity. Moving through, the home offers a contemporary kitchen with updated appliances, ample bench space and well-designed storage; perfect for the frequent entertainer or cook. The kitchen effortlessly connects to an open plan area accommodating a dining setting, a place for informal interaction with family and friends. A laundry and powder room with additional toilet is tucked away at the rear of the home, which offers back yard access. The rear yard is enclosed with easy care gardens, paved entertainment, and level lawns. This space is both child and pet friendly plus offers substantial room for your own garden creation should you wish. All 3 bedrooms are well-proportioned with built-in robes to the master as well as large windows for enjoying natural light in all seasons. The main bathroom is in good condition, offering shower and bathtub plus separate toilet. Equipped with a double enclosed carport with ample storage options, the home also provides off-street parking. There is a lot to love about this neat and tidy residence and the convenience of the nearby amenities on offer. Picture the lifestyle. What's Nearby: • Gordon IGA • Little Luxton Café • Gordon Family Medical Practise • Lanyon Valley Marketplace • Public transport & Schooling options • Walking & bike trails, parks & playgrounds The Perks: • 3 bedroom single level design in quiet cul-de-sac street • Open plan sundrenched living areas • Stunning front deck and private courtyard • French doors that connect to the front courtyard • Contemporary, updated kitchen with plenty of storage • Gas burner cooktop, stainless steel dishwasher & electric oven • Main bathroom with shower + bathtub + separate toilet • Well sized bedrooms with built in robes plus natural light year round • Additional powder room with toilet & laundry with rear yard access • Ducted gas heating throughout • Reverse cycle heating & cooling system • Ceiling fans to living area + bedroom 1 • Private setting both child & pet friendly • Enclosed rear yard with paved area, level lawn + easy care gardens • Double enclosed carport + storage with ample off street parking The Numbers: • Total internal living: 100.32m² • Carport: 33m² approx. • Block: 445m² approx. • Rates: \$397 p.q approx. • Build: 1994 • EER: 4 Stars Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.