

# 2 Larkin Close, Gordon, ACT 2906

## Sold Townhouse

Thursday, 11 January 2024

2 Larkin Close, Gordon, ACT 2906

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$875,000**

McIntyre Property are proud to present 2 Larkin Close Gordon. Located in the tightly held Waterview Gardens, indulge in the luxury of space with this exceptional three-bedroom, two-bathroom separate titled home. Step inside to discover a layout that provides privacy, comfort and functionality. Every corner of this residence exudes a sense of spaciousness, offering room to breathe and unwind. The well-appointed bedrooms provide a comfortable peaceful retreat, while the multiple bathrooms ensure convenience for the whole household. With a thoughtfully designed floor plan, this home seamlessly integrates spacious living areas, perfect for both relaxation and entertaining. The fully enclosed sun-room leading out to the roofed pergola offers a multitude of options for outdoor/ indoor entertaining. The modern kitchen and stylish bathrooms add a touch of elegance to your everyday life. Enjoy the convenience of a large double garage and plenty on internal storage providing ample space for your vehicles and storage needs. Ideally located for downsizers or families, this beautiful home offers easy access to everything being just 5 minutes' walk to the Gordon Local Centre, Point Hut Pond and District Park, 10 minutes' walk to Gordon Primary and just 15 minutes to Lanyon Marketplace. If you are looking for a home you can move into and enjoy straight away this might be the home for you. Features Include: • Three well-appointed bedrooms • Segregated master bedroom with ensuite • Walk in robe to main bedroom, built in robes in other bedrooms • Renovated bathrooms • Multiple living areas including a fully enclosed sunroom • Spacious kitchen with electric cooking and dishwasher • Generous linen cupboards • Ducted heating & cooling through out • Large undercover pergola area • Security Shutters • Low maintenance and private backyard • Double garage with internal access • EER 4.5

Outgoings & Property Information: Living size: 155.03 sqm Sunroom 29.98 sqm Block size: 561 sqm Garage size: 39 sqm Year Built: 1997 EER: 4.5

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