

# 2 Sherwood Circuit, Gordon, ACT 2906



## House For Sale

Saturday, 13 January 2024

2 Sherwood Circuit, Gordon, ACT 2906

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 514 m2**

**Type: House**



Grahame OBrien  
0418625437



Tim Ngo  
0416543885

## Offer over \$730,000

Nestled in a quiet leafy street amongst other house-proud homeowners is this delightful 4-bedroom home offering low-maintenance living and exceptional convenience with close proximity to Lanyon shops, Gordon playing fields Gordon Primary School, Point Hut Reserve and more. As you step into the home, the open-plan living design provides an inviting and well-insulated atmosphere throughout. Offering 4 bedrooms with built-in robes, there is a combination of Bamboo & tiled flooring – great for pets & young children. You'll appreciate the updated kitchen equipped with gas cooking, double dish drawers and ample storage & bench space. The kitchen overlooks an enclosed and well-maintained garden and a large paved outdoor area, making it a perfect place for gatherings and spending quality time with your loved ones. This residence also offers a single carport plus abundant space for extra cars or caravan parking, a garden shed, large separate workshop/storage shed with 17 solar panels. This charming home has been recently updated, vacant and ready to welcome its new family. Features:

- Reverse heating/cooling split system
- Ducted gas heating
- Bamboo & tiled flooring
- 17 solar panels (5kwh)
- Carport with additional car spaces (up to 4 cars)
- Well-maintained garden with large workshop/storage
- Paved outdoor living area with pergola
- Updated kitchen with double dish drawers and mobile cooking bench
- Overlooking playing fields & within walking distance to schools and shops.
- NBN ready

Essentials:

- Living size: 106 m<sup>2</sup>
- Block size: 514 m<sup>2</sup>
- Rates: \$2,825 p.a approx.
- Land tax: \$4,621 p.a approx. (Investors only)
- Year built: 1991 (33 years)