

## 2 Sherwood Circuit, Gordon, ACT 2906 House For Sale

Saturday, 13 January 2024

## 2 Sherwood Circuit, Gordon, ACT 2906

Bedrooms: 4

Bathrooms: 1

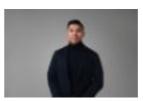
Parkings: 1

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 readyEssentials: • ? Living size: 106 m2 • ? Block size: 514 m2 • ? Rates: \$2,825 p.a approx. • ? Land tax: \$4,621 p.a approx. (Investors only) • ? Year built: 1991 (33 years)