

21 Kellick Place, Gordon, ACT 2906

LUTON

Sold House

Monday, 14 August 2023

21 Kellick Place, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 474 m2

Type: House



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A quiet cul-de-sac in Gordon, a perimeter suburb surrounded by open natural spaces including Tidbinbilla Reserve, Namadgi National Park and the Murrumbidgee River, but with easy access to complete amenities just minutes away, is the location of this property which make a lovely home for downsizers, first home buyers and small families. The single-level property offers three bedrooms with built-in wardrobes, with the main segregated at the front of the property and the remaining two at the rear. The two-way bathroom has been beautifully renovated. The living space is generous: there is a separate lounge room with side-by-side floor-length windows at the front which leads to the dining room - it is connected to the heart of the home which is occupied by the spacious open-plan kitchen and family room/meals area. The kitchen has also been renovated with granite benchtops, breakfast bar, dishwasher, plenty of cupboards plus a good size pantry. Flowing out from the family room/meals area is a covered and paved entertaining area surrounded by the delightful backyard with low-maintenance established gardens and garden shed, all privately enclosed by Colorbond fencing. Car accommodation is in the attached gated carport allowing quick access to the rear entry, and there is also ample off-street and driveway parking room. Interior heating and cooling is provided by a reverse-cycle split system. Steps away from the front door of the home is access to a quiet reserve with paths leading to the peaceful Point Hut Pond and District Park. The popular and convenient amenities of Lanyon Marketplace are a 5-minute drive away (approx.) while the comprehensive Tuggeranong precinct is just a little further up the road. Features:-
- Single-level home in quiet cul-de-sac location
- Separate living areas
- Sizeable and well-appointed renovated kitchen and modern renovated bathroom
- Three bedrooms with built-in wardrobes, segregated main
- Lovely covered and paved entertaining area
- Good size, private and secure rear yard with low-maintenance attractive gardens
- Reverse-cycle split system heating and cooling
- Location surrounded by open natural spaces but close to convenient amenities
- Perfect for downsizers, first home buyers and small families
- Rental appraisal of \$575 to \$625 per week
EER: 1.5
Land Size: 474m²
Living Size: 122m² (approx.)
Land Rates: \$2,159 p.a (approx.)
Land Value: \$347,000 (approx.)