

22 Harry Hopman Circuit, Gordon, ACT 2906

House For Sale

Tuesday, 14 May 2024



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Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 527 m2

Type: House



Rhonda Coleman

Offers over \$759,000

Your perfect home is calling. Located in a quiet street this free standing dual occupancy home is in a great location, only a short drive to Lanyon Marketplace, cafes and schools. This inviting residence merges good design with light, flowing space and mountain views. The kitchen/ dining room beckons you outdoors, ensuring easy relaxation, while hosting family and friends is simply effortless and enjoyable. The Master bedroom and two other bedrooms all have built in robes, serviced by the modern family bathroom and separate toilet. This home has neutral interiors blending with an easy-care aesthetic of good proportions. The kitchen-dining are open-plan, with the kitchen offering electric oven, gas cooktop, pantry, dishwasher and breakfast bar. Ducted gas heating throughout and Evaporative cooling for your comfort. With established gardens and private backyard the home is ready for you to begin your new chapter and add any other touches you may want to make. Enhancing this superb opportunity is a location that embraces easy living. Close to Lanyon Marketplace and an easy drive to Southpoint Shopping Centre, speciality shops, local restaurants, cafes, cinema and Clubs. The property has access to major arterial roads so going anywhere is easy. Access to both Primary and High Schools within a 1.3km radius making it a popular area for families. Ready to move into, this market offering is enticing for both downsizers, first home buyers and investors. Don't miss this opportunity. - Your Checklist: A feast of dining and lifestyle options a short drive away, living here is so convenient. Kitchen with ample storage, pantry, oven, gas cooktop and breakfast bar - Alfresco entertaining, undercover in your private backyard with mountain views - 3 good size bedrooms, all with built-in wardrobes - Modern family bathroom with floor to ceiling tiles, bath, shower and convenient separate toilet - laundry with storage - Fenced backyard - Large Double garage with internal access and covered side storage area - Evaporative cooling - Ducted gas heating - North Facing entertaining area - Electric hot water - Solar panels on roof. Savvy investors and those wanting entry into a great lifestyle location must inspect. ACT QUICKLY! Particulars (all approx.) Size Block 527m² Total block 1021m² -Dual Occupancy Block 3 Section 533 Subdivision 2 Rates \$654 quarter Water \$186 quarter. Shared consumption Free standing House 95 m² Garage 44m² Built 1995