

**23 Rollins Place, Gordon, ACT 2906**

**McIntyre**  
PROPERTY

**Sold House**

Thursday, 10 August 2023

23 Rollins Place, Gordon, ACT 2906

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 542 m2**

**Type: House**

**\$865,000**

Situated in a cul-de-sac location, in a street filled with quality homes is this superb four-bedroom ensuite family home. It looks amazing from the street as it boasts an attractive and functional design, and its location is magnificent. You can walk to the local schools, Point Hut Pond, District Park, Lanyon Market Place, and bus stops - it's simply a great spot for you and your family. The home boasts separate living areas, a double garage with internal access, a spacious kitchen, main bedroom with ensuite and the list goes on! The block is flat and comes with a great easy care back yard. Call today to arrange your inspection! I can't wait to show you this superb family home.

- Four bedrooms
- Separate living areas
- Robes in each bedroom
- Main bedroom with ensuite
- Ducted gas heating
- Evaporative cooling
- Cul-de-sac location
- Double garage with internal access
- Walking distance to Lanyon Market Place, local schools, bus stops, Point Hut Pond and District Park
- Ideal family home

EER 4.5

Outgoings & Property Information: Living size: 148.32sqm Block size: 542sqm Garage size: 32.34sqm UCV: \$537,000 Rates: \$2,760 per annum Land tax (if rented): \$4,189 per annum Expected rent: \$780 per week Year Built: 2003 EER: 4.5

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