

# 26 Churchill Way, Gordon, ACT 2906

## House For Sale

Friday, 23 February 2024

26 Churchill Way, Gordon, ACT 2906

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 961 m<sup>2</sup>

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

## By negotiation

In an elevated street, backing onto reserve to one side and with sweeping views of the valley to the other, 26 Churchill Way is a family home for those that need space. If you are a young family looking for room to grow, have teenage kids that need independent space, have a multigenerational family or are looking for a secondary income to offset your mortgage, this home is a must to inspect. Boasting an excellent balance of living areas and accommodation the creates a welcoming and comfortable setting for a relaxed modern lifestyle. The flexible floor plan is set over two levels. The upper floor comprises of semi open plan living areas including a lounge, dining and family room that all wrap around the central kitchen with updated appliances. A bifold door stretched across the full length of the family room connecting the indoor living areas to the huge elevated rear deck, the ideal space for alfresco entertaining. Stairs take you from the deck to the backyard, with plenty of room for kids to run around plus a built-in swings and slide. The living room opens to the front balcony that runs the whole length of the home with sweeping sunset views. Accommodation on the upper level includes three bedrooms, the main with walk in robe and renovated ensuite, plus a renovated main bathroom. The lower level of the home boasts a second full size kitchen, two bedrooms and a renovated bathroom which combined with an additional living room and sunroom offer flexibility for larger families or those that work from home. Designed for entertaining yet equally good for cosy family occasions, inspect 26 Churchill Way this weekend to experience the lifestyle on offer. Additional features Ducted evaporative cooling Ducted gas heating Sweeping valley views from the front of the home Views from the back deck to the reverse at rear and through the living to the hilltops at the front of the home 5 generous bedrooms A leafy outlook from every room Updated gas cooktop and electric oven Dishwasher What's nearby Covenant Christian School and Early Learning Gordon Primary Lanyon High Lake Tuggeranong College Gordon Family Practice Lanyon Marketplace Calwell shops Great walking tracks, Pine Island Reserve and the Cotter Reserve Rates: \$3,105 pa (approx) Land tax: \$5,255 pa (approx) UV: \$577,000 Block: 962 sum Living: 293sqm (incl. store) Garage: 44 sqm EER: 2.5