

26 Preddey Way, Gordon, ACT 2906

Sold House

Friday, 1 March 2024

26 Preddey Way, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 784 m²

Type: House



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Contact agent

Situated in a sought-after area of Gordon, this light-filled, single level home is easy living packed with potential. Well positioned on a flat 784m² (approx.) block, perfect to live in while planning a future extension or further renovations, or simply move in and enjoy. With parkland close by and only a short walk to schools, shops, and Point Hut Pond, this home is all about lifestyle and location.

FEATURES- Single level, north-facing home in great location- Situated on a large flat block - Three spacious bedrooms, two with built-in robes- Open plan and light-filled living and dining space- Renovated kitchen with quality appliances, and ample cupboard and bench space- Bathroom with separate toilet- Ducted reverse cycle air conditioning- Spacious alfresco entertaining area- Huge secure backyard with low maintenance gardens- Single carport with automatic door- Ample space for extra car parking, or for boat, caravan or trailer- Walking distance to Gordon IGA, Point Hut Pond, walking trails, and Gordon Primary School - Short drive to Lanyon Marketplace, Lanyon High School, Point Hut Crossing & Tuggeranong Town Centre

WHAT THE SELLER LOVES ABOUT THE HOME1. I absolutely love and adore this house. It has been amazing to live in, it's peaceful and quiet and I have always felt a sense of tranquillity. My favourite thing about it is when the winter sun hits the bedrooms and front deck. It's nice to curl up in bed or on the chair with a cuppa. 2. The size of the block has been unreal, although I never got to adding anything in the backyard myself there's endless possibilities and ideas for the new homeowner. With spacious living inside and outside, it's been great entertaining friends and family.3. The location has been fantastic too, it's located close to some beautiful nature walks, ponds, and a massive, enclosed dog play area. It's a nice easy, quiet street located close enough to everything you need.

STATISTICS (all figures are approximate)EER: 1.0Home Size: 120m²Carport Size: 26m²Land Size: 784m²Construction: 1991Land Value: \$505,000 (2023)Land Rates: \$700 per quarterLand Tax: \$1,430 per quarter (only applicable if not primary residence)Rental Range: \$640 - \$660 per week