

# 3 Rollins Place, Gordon, ACT 2906

## House For Sale

Wednesday, 22 November 2023



3 Rollins Place, Gordon, ACT 2906

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 530 m2**

**Type: House**



Paul Laughton

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**\$980,000+**

Very generous sized three bedroom, ensuite, double garage property waiting for you to call home! Positioned in an ideal location surrounded by quality home point hut ponds, walking tracks, schools, shops, public transport and so much more. Huge 218m<sup>2</sup> property offering open plan spaces lounge, dining, and family/meals. Fantastic for entertaining and family gatherings. With this timber kitchen any chef would be right at home; not to mention the electric cooking, loads of cupboard and bench space. All bedrooms are over sized offering loads of natural light and built-in-robos. Master also boasting an impressive sized ensuite. Bedroom two with access to the back yard via a glass sliding door. Loads of storage with two closets and a built-in linen cupboard. The home kept comfortable all year round with ducted RC/AC; ideal for the Canberra climate. Very tidy and maintainable private back yard. Offering covered entertaining area stencilled concrete and established gardens. Features include: • Fantastic location • Three over sized bedrooms (all with built-in-robos) • Massive open plan living • Ducted RC/AC • Ceiling fans • Double garage (with auto door) • Residence 179m<sup>2</sup> • Garage 39m<sup>2</sup> • Block 530m<sup>2</sup> • Rates \$2,892 pa • UV \$523,000 • EER 4.5 Please contact Paul Laughton 0413 453 489 or [pl@hodgkinsonrealestate.com.au](mailto:pl@hodgkinsonrealestate.com.au) for more information.