

# 34 Callaway Crescent, Gordon, ACT 2906

LUTON

## Sold House

Friday, 1 September 2023

34 Callaway Crescent, Gordon, ACT 2906

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 871 m2

Type: House



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## Contact agent

This architecturally designed split-level residence overdelivers in space, contemporary living, breathtaking features and family functionality all complimented by stunning Lanyon Valley views. Ideally positioned at the highest point of Callaway Crescent and flooded with natural light through the stunning array of windows. It features generous proportions offering a stunning entry hall, a separate formal lounge and dining on entry, a large open family room with high ceilings, an updated kitchen, two separate outdoor entertaining areas, a sauna and much more. The segregated and oversized master bedroom is equipped with a large ensuite and walk-in wardrobe with its own expansive wrap-around balcony. Family excellence continues with three other bedrooms, all appointed with built-in wardrobes. The main bathroom is fitted with a complete sauna and additionally the home features a family sized laundry, a spacious double garage with plenty of options for off street parking and a low maintenance family friendly landscaped garden. Breathtaking from start to finish; You will absolutely fall in love with this one of a kind home!

**Key Features** | 4 Bed | 2 Bath | 2 Garage  
Stunning views of the Lanyon Valley and the surrounding mountains  
Exceptional off street parking options for caravans, trailers and cars  
Double garage with internal and remote access  
Completely repainted throughout for your luxury  
New modern and high-end light fittings throughout the home  
Two separate outdoor entertaining spaces  
Four bedrooms of accommodation, all with built in robes  
Grand master bedroom with ensuite, walk in robe and expansive balcony  
An updated kitchen with both electric and gas cooking  
Separate formal lounge and dining on entry  
An enormous family room with meals area  
Ducted gas and evaporate cooling for year round comfort  
High quality carpet and tile throughout the home  
Spacious yard with two garden sheds, water feature and easy care, low maintenance landscaped gardens

**Key Information** | Living: 235 sqm  
Garage: 43 sqm  
Block: 871 sqm  
EER: 3.0 Stars  
Rates: \$ 682.50 per quarter  
Land Tax (if rented): \$ 1,098.50 per quarter  
To register your interest, please call Michael on 0411 748 805 or Robyn on 0428 952 000. This home is highly recommended and will not last long on the market. Don't wait, don't hesitate or it will be too late!