

**4/13 Sherwood Circuit, Gordon, ACT 2906**



**Sold Townhouse**

Friday, 1 March 2024

4/13 Sherwood Circuit, Gordon, ACT 2906

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 103 m2**

**Type: Townhouse**



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**\$590,000**

Tucked away in a quiet enclave of Gordon surrounded by lush greenery, this 3-bedroom family home is the epitome of peaceful, easy living. Whether you're starting out, adding to your portfolio or looking for fuss-free living, this home has got you covered. Beautifully presented with stylish neutral decor, the lounge and dining space is flooded with natural light through full length windows. The well-equipped kitchen boasts ample cabinetry, generous bench space, and a convenient eat-in breakfast bar, making meal prep a breeze. Adjacent to the kitchen, the family meals area doubles as a versatile space for casual gatherings or kids' playtime, with glass sliding doors opening onto the backyard oasis. Catch up with friends in the paved entertaining area while kids and pets play on the lawn. Then open up your private back gate and step straight out onto Gordon playing fields, offering a vast expanse of green space for outdoor activities. Three spacious bedrooms offer plenty of room for the whole family, while the master enjoys direct access to the two-way family bathroom. An additional two bedrooms offer versatility as kids' rooms or guest bedroom and home office. You're a short stroll from local schools, shops and cafes, and minutes from Lanyon Marketplace and Tuggeranong centre, with transport, recreation facilities and shopping. Move quickly, this is an opportunity you won't want to miss. Features:

- 3 bedroom, 1 bathroom home in family friendly location
- Light and bright lounge and dining space
- Spacious kitchen with oven, gas cooktop and eat in kitchen bench
- Family meals area off kitchen which can also be used as a family room, or kids play area
- Large undercover paved entertaining area and spacious backyard with well-kept lawn surrounded by private Colorbond fencing
- Private gate opening directly onto Gordon district playing fields
- Ducted reverse cycle heating and cooling, with ceiling fans to living and master bedroom
- Family bathroom with updated vanity and separate bath and shower
- Large laundry with rear and garage access
- Remote single garage with internal access and additional storage space
- Living space: 103m<sup>2</sup>
- Block size: 277m<sup>2</sup>
- House built: 1991
- Rates: \$2297 per annum
- Land tax: \$3065 per annum
- Body Corporate: \$638 per quarter
- EER: 4 stars
- Rental estimate: \$560 - \$580 per week

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