

4 Churchill Way, Gordon, ACT 2906



Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 3

Area: 1047 m2

Type: House



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\$947,000

Elevated on a sweeping 1047m² corner block amidst established gardens, this impeccably presented home is certain to meet all your family's requirements now and into the future with a spacious layout, easy care flooring, kitchen with good storage, spiral staircase, multiple living areas including a rumpus room downstairs and panoramic views. Rich in comfort and character, the spacious upstairs domain incorporates two inviting living zones - one expanding to a year round alfresco deck with a direct line of sight to the rear garden and mountains beyond, and the other enhanced by picture windows framing the valley/mountains outlook and introducing lashings of natural light into the home. The kitchen is a functional collaboration of cork flooring, shaker style cabinetry, a breakfast bar, and white appliances including a Westinghouse oven, Simpson gas cooktop, a rangehood, and Asko dishwasher. Also on the top level is a serene master bedroom with a walk-through robe, and ensuite. The three additional bedrooms are well-sized and built-in robe storage is plentiful. The home's main bathroom is appointed with full height maroon and cream tiling, a bath, a shower, vanity, and a separate toilet in the laundry. There's a secluded rumpus zone downstairs with an adjoining bathroom that could also be utilised as a large office space, home gym, or for billiards games and movie nights! From its elevated vantage point, the deck is a perfect space for laid-back gatherings or take in the views of the grounds and distant mountains. The leafy tiered backyard offers plenty of space for the kids and four legged friends to explore and features vegetable gardens for the "green thumbs" of the family. Internally gas ducted heating and ducted evaporative cooling combat the seasonal changes and enhance the already existing package. Meandering weekend walks uncover the reserve off Hazlitt Glade and it's an easy drive to the local primary school, Point Hut Pond, Point Hut Pond District Park, Point Hut dog exercise area (a south Canberra local secret), walking tracks, and Lanyon Marketplace with Woolworths and Aldi and numerous food outlets, whilst welcoming neighbours ensure this is a fabulous environment to raise a family or to simply enjoy the peaceful environment.

EER 3.0 Why this home is solely for you: * Impressive four bedroom, dual-level home defined by a fine selection of living zones, a superb outdoor environment and stunning gardens and views * Sloping 1047m² allotment (approx.) * Stunning landscaped front garden with a wide stair case and a grassed area bordered by garden beds with with mature plants - frames the home and provide privacy * Large front verandah - the perfect spot to sit and watch the storms and sunsets over the mountains * Separate spacious lounge and dining room with timber laminate flooring and large windows to allow the home to blend seamlessly with its alluring views * Well-appointed kitchen with cork flooring, a breakfast bar, excellent storage and white appliances including a Westinghouse oven, Simpson gas cooktop, a rangehood, and Asko dishwasher * Accompanying the kitchen is a family/meals area that is a casual space for relaxation and conversation * A spiral staircase leads to a lower level rumpus room (converted garage) with an adjoining bathroom and external doors to the front of the house and the garden * All bedrooms are generously proportioned, offer built-in robes and timber laminate flooring * The master/s of the house will adore the main bedroom, which is graced with a walk-through robe, a bay window channelling natural light into the room and an ensuite with shower, single vanity with a large mirrored cabinet above, and a toilet * The "federation style" main bathroom services the other bedrooms with full height maroon and cream tiling, a bath, a shower and a vanity * Highly-serviceable laundry with bench and storage space, and a toilet * Experience comfort all year round with ducted gas heating and ducted evaporative cooling * The generous deck is accessed from the family room and is great for outdoor living and a perfect space to relax, entertain or take in the views of the grounds and beyond to the valley/mountains * Well-established, tiered gardens with a generous grassed area providing plenty of space for the kids to play and for pets to run, and vegetable gardens for the "green thumbs" of the family * Long driveway and additional parking area provides ample room to park off the street * Excellent location close to reserve, quality schools, shops and transport