

4 Wootton Crescent, Gordon, ACT 2906



House For Sale

Friday, 19 January 2024

4 Wootton Crescent, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 742 m2

Type: House



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Offers over \$859,000

Welcome to No.4 Wootton Cres, this residence boasts a thoughtful design that spans three levels, providing a unique living experience. A perfect family home that will tick all the boxes. The separate living areas, including a sunken lounge, dining room, and family room, offer versatile spaces for relaxation and entertainment. The lounge area has spectacular views over Gordon and The Brindabellas that will bring a smile to your face every time you walk in and impress every guest. The front porch and the paved backyard alfresco area are also the perfect place to, sit back, relax, and take in the glorious surroundings over a glass of wine and a cheese platter. The main bedroom, strategically segregated for privacy, features a generous sized walk-in robe, and ensuite. The fine views are also a welcomed feature. With two spacious bedrooms with built-in robes, ideally located on the opposite end of the house, with a shared bathroom, this house is ideal for a family who enjoy spending time together and yet appreciate their own space. With an additional small room that could serve as a perfect home office/study, nursery, gaming room or a small guest retreat. The kitchen is a great size with a long bench for cooking and perfect for eating at too with ample space around. Other appealing features include a large gas cooktop, a walk-in pantry, a blackboard wall for weekly planning with plenty of space to have family meals flanked by a glass outlook on both sides into the gardens. On sunny days and warm evenings enjoy meals outside under the covered pergola or paved alfresco area which is an ideal space for outdoor gatherings. The separate dining space is perfect for those who want a formal area when entertaining. With abundant and well-maintained gardens and two vegetable plots No 4 is ready for you to create your dream home. The large double garage, equipped with electric doors provides ample parking, a convenient workbench creates the perfect working space and convenient access to under the house, meeting all your storage needs. No.4 seamlessly combines style, functionality, and comfort. Don't miss the chance to make this stunning property your own and embrace a lifestyle of elevated living with unparalleled views.

Essentials: • 742m² block • 161m² internal living • 47.5m² double garage • EER: 1 • Rates: \$2,763.08 (approx.) • Land tax: \$4,477.80 (approx.) • Rental estimate: \$675-\$690 per week • Built in 1994

Features: • Segregated bedrooms • Glorious views • Bonus small room/home office/study/nursery • Tri level design • Double electric garage • Ducted gas heating • Evaporative cooling • Under house storage • Laundry room • Diverse living/dining areas • Covered pergola • Spacious front porch • Garden shed • Dishwasher • Gas cooking • Colourbond fencing

Near by: • Gordon Primary • Lanyon High school • Lanyon Marketplace • South Point • Local parks • Public transport • Point Hut Pond