

40 Clem Hill Street, Gordon, ACT 2906



Sold House

Wednesday, 13 September 2023

40 Clem Hill Street, Gordon, ACT 2906

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 770 m2

Type: House



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Nestled high up in one of Gordons blue ribbon streets and in the heart of the picturesque Lanyon Valley, this stunning family home offers more than just a place to live; it's a lifestyle. The architecturally designed home with modern upgrades, boasts comfort, space and panoramic views that will take your breathe away. Wake up to awe-inspiring vistas every day. The commanding views across Lanyon Valley are simply unparalleled, offering a daily dose of tranquillity and natural beauty. This home has been thoughtfully updated to blend classic charm with contemporary comforts. The newly upgraded chef's dream kitchen featuring an expansive freestanding stone benchtop, double sink, dishwasher, brushed nickel tapware and handles, brand-new 900mm gas cooktop and electric oven and seamlessly flows into the open-plan living and dining areas. Enjoy the formal lounge room at the front of the house for elegant entertaining or a great space to enjoy movie night. Four oversized bedrooms, all featuring built in robes. The main bedroom is nicely segregated from the rest of the bedrooms and features a walk-through robe into a large ensuite which also has its own spa bath. Embrace the outdoors on the spacious wrap around covered deck, where you can entertain, barbecue, or simply soak in the views. You can even see the top of Telstra tower which means you'll be able to watch the fireworks light up the sky at new year's or on sky fire night. Fitted with café blinds you'll be able to enjoy this area all year round. The owners have recently landscaped the backyard and added grass to create a perfect place for the kids and family dog to run around. Located downstairs is the rumpus room which provides a perfect retreat for the teenagers or the kids play room, the 5th bedroom and 3rd bathroom also located on this lower level provides versatility for guests, in-laws, or a home office. It even has views over the valley and its own covered outdoor area for added convenience. Situated in a sought-after neighbourhood, this home provides easy access to schools, parks, shopping, and transportation, making it perfect for families. Don't miss this opportunity to make this commanding family home with modern upgrades your own. Embrace a life of comfort, style, and unforgettable views.

The Perks:

- Offered for the first time in 23 years
- 2 Story architecturally designed
- New vinyl flooring throughout the living, dining, kitchen & hallways
- New plush carpet to all bedrooms
- Upgraded lighting throughout
- Upgraded chefs kitchen
- Freshly painted throughout
- Covered wrap around deck with café blinds
- Double garage with electric doors and internal access
- Sweeping views day and night
- Ducted evaporative cooling
- Ducted gas heating
- Ducted vacuum system
- Intercom system
- New hot water system
- New shower screens in two bathrooms
- Storage room and under house access
- New doorhandles throughout
- Landscaped yard and gardens
- Established fruit trees
- Drive through side access to the backyard

The Numbers:

- Living area: 252m²
- Block: 770m²

Rates: \$2833 p.a • Land tax: \$4635 p.a (investors only) • Rental estimate: \$920-\$930 p.w