

41 Oxenham Circuit, Gordon, ACT 2906

House For Sale

Friday, 12 April 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 442 m2

Type: House



Daryl Gough
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\$775,000+

The property at 41 Oxenham Circuit, Gordon, presented by Daryl Gough at McIntyre Property, offers a fantastic move-in ready home with numerous appealing features. Upon arrival, you're greeted by easy-care gardens, a double garage, and ample off-street parking, providing convenience and a welcoming atmosphere. Inside, the home boasts a formal lounge and dining area that seamlessly transitions into the functional kitchen. The kitchen is sure to impress with its generous cupboard and bench space, under bench oven, electric cooktop, dishwasher, double door pantry, and modern aesthetics. Flowing from the kitchen is the light-filled family room, providing a comfortable space for everyday living and relaxation. The bedrooms are all generously sized and include built-in robes, offering practical storage solutions. The master bedroom, situated at the front of the home, features a walk-in robe and ensuite bathroom for added convenience and privacy. Ducted reverse cycle air conditioning is installed throughout, ensuring your home will be temperate and comfortable all year round, enhancing comfort and liveability. Outside, the gorgeous deck provides an ideal space for entertaining family and friends while overlooking the backyard, offering opportunities for outdoor enjoyment and relaxation. Conveniently located close to schools, shops, and public transport, this property offers both comfort and accessibility for its residents, making it an ideal place to call home.

Features Include:

- Formal lounge and dining room
- Functional kitchen with dishwasher
- Light-filled family room
- Three good sized bedrooms
- Brand new carpet and paint throughout
- Segregated master bedroom with ensuite and walk-in robe
- Ducted reverse cycle air-conditioning
- Beautiful entertaining deck
- Easy care gardens with automated sprinkler systems
- Double garage + off-street parking
- Solar system – with power back to the grid functionality
- Fantastic location

Outgoings & Property Information: Living size: 130.08 sqm Block size: 442 sqm Garage size: 36.65 sqm UCV: \$490,000 Rates: \$2,788 per annum Land tax (if rented): \$4,529 per annum Year Built: 2002 EER: 5.5

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