

42 Charlton Crescent, Gordon, ACT 2906



House For Sale

Friday, 1 March 2024

42 Charlton Crescent, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 560 m2

Type: House



Bree Prince
0261821802



Taylor Minchin
0400280894

\$769,000+

What you see: Immaculate 3 bedroom home backing green space in a sought-after pocket of Gordon
What we see: Plenty of space for the kids to play. See more: Impeccable street appeal North aspect to deck and main living areas Three spacious bedrooms all with built in robes, and brand new carpet Quality electric kitchen appliances, with the dishwasher installed in 2023 and the stovetop installed in 2024 Modern bathroom with bathtub and vanity Large glass doors providing seamless indoor outdoor living Ducted heating & cooling throughout, a system that can be zoned and controlled from your mobile phone Security system Downlights throughout Laundry with external access Beautifully manicured front garden Undercover outdoor entertaining area Four car garage with rear access, built in work bench and separate toilet as well as reverse cycle heating and cooling Side gate access to the rear Close proximity to Point Hut Crossing Trail & Reserve Within 5 minutes' drive to Lanyon Shopping Centre Within 9 minutes' drive to Calwell Primary School Within 9 minutes' drive to Southpoint Shopping Precinct Within 25 minutes' drive to Canberra Airport Within 27 minutes' drive to Canberra City Centre Total Living: 115m² Garage: 60m² Block size: 560m² Built: 1994 EER: 2.5 Rental Range: \$600.00 - \$650.00 p.w Rates: \$2,420 p.a Land Tax: \$3,671 p.a. (approx. applicable only when rented) Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries