

42 Clem Hill Street, Gordon, ACT 2906



House For Sale

Thursday, 11 April 2024

42 Clem Hill Street, Gordon, ACT 2906

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 769 m2

Type: House



Jonathan Irwin

Under Offer

Enjoying a quiet and elevated position, this substantial family home makes a compelling case for the family looking for more space. Five living spaces, peaceful valley views, a family friendly layout and a position set amongst quality homes makes this property a must see.

THE HOME When it comes to family life, sometimes there's just no substitute for space. With a notable 323m², this home offers room for the whole family to spread out. The home offers a lovely combination of formal and informal living spaces. There are the formal living and dining rooms at the front of the home, the family room and meals area adjacent to the kitchen and balcony, a huge rumpus room opening onto the rear garden plus the option of a study and media room. The solid timber and granite kitchen incorporates durable materials plus convenient and extensive storage. Key features include the walk-in pantry and quality appliances including the 900mm Smeg free standing oven including 6 gas burners. There are four bedrooms in total all with excellent proportions so there's plenty of space for students needing their own private study space. The large main is segregated from the other bedrooms and features a spacious ensuite bathroom with stone topped vanity and a spa bath. The main bathroom features a 3-way configuration and a twin sink vanity, the ideal layout for busy mornings. There is a full third bathroom servicing the lower level of the home. The oversized (53.7m²) double garage has a power door opener and internal access. Additionally, there's plenty of off-street and driveway parking for extra cars and visitors. Outside, careful planning has ensured there's a no-stairs side path access to the rear garden. There's also a low maintenance lawn, second covered outdoor area, quality stone retaining walls and separate area at the bottom of the garden with the potential for chickens, veggies and a garden shed.

THE LOCATION Clem Hill Street is a tightly held, elevated street well known for its quality homes. Conveniently, there are five schools within 4kms, including Gordon Primary, Covenant Christian School, Saint Clare of Assisi Primary, Lanyon High and Charles Conder Primary. Within an 12-minute walk you'll find yourself on the banks of Point Hut Pond where you'll find locals enjoying the walking/bike paths, the children's playground and lovely views of the Brindabella ranges. The Lanyon Marketplace is a brief 2.5km drive and offers restaurants, cafés, Aldi, Woolworths, specialty stores, a gym, a childcare centre and petrol station.

SUMMARY Multiple living spaces - formal lounge, formal dining, breakfast area, family room, large rumpus & option of media room
4 large bedrooms plus option of study
Spacious master bedroom - ensuite with spa & walk-in robe
3 way family bathroom upstairs & third full bathroom downstairs
Quality kitchen with generous granite bench tops, 900mm Smeg freestanding oven & walk-in pantry
Intercom system
Ducted vacuum
Ducted reverse cycle air conditioning
Spacious laundry with workbench & storage
Abundant storage throughout including under house storage
Covered balcony with gorgeous valley views
Established gardens with low maintenance lawn & stone retaining walls
Oversize double garage with internal access & power door
Additional off street parking
2.5km to Lanyon Marketplace & 5 schools within 4km
Upper Level: 177.5m²
Lower Level: 65.4m²
Storerooms (study/media): 26.5m²
Garage: 53.7m²
Total: 323m²
Rates: \$734 per quarter
Block: 769m²
EER: 3
All figures are approximate
For more information, please contact Jonathan Irwin by submitting an enquiry form or calling 0421 040 082.
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