

# 42 Harry Hopman Circuit, Gordon, ACT 2906



## Sold House

Monday, 23 October 2023

42 Harry Hopman Circuit, Gordon, ACT 2906

Bedrooms: 4

Bathrooms: 2

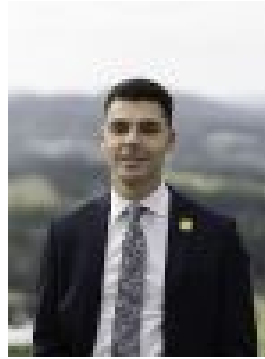
Parkings: 2

Area: 941 m2

Type: House



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**\$923,000**

Have you been searching for a well-located and spacious home that will effortlessly cater to your family's dynamic lifestyle? Look no further! Located in a quiet loop street where children have the freedom and safety to play and explore, this peaceful haven is more than just a house, it's a lifestyle and one you'll adore being able to provide for your family. Basking in a northerly aspect that not only floods the living areas with natural light but also treats you to stunning views across Lanyon Valley to the majestic Black Mountain, accommodation in this property is impressive. Expansive living zones comprise several formal and casual spaces ensuring your family will grow and thrive no matter which stage they're at. You'll also love the bonus rumpus room, strategically located near the children's bedrooms and bathroom, perfect for quiet time. Entertaining will be effortless here with both a sun-soaked deck at the front and a covered patio at the rear catering to everything from dinner parties to movie nights to weekend BBQs and special occasions with ease. And of course, the flourishing gardens will provide the perfect backdrop to your everyday life. Property features include:

- Northern aspect to the living areas, with views across Lanyon Valley to Black Mountain
- Formal and casual living and dining zones provide versatility for families of all sizes
- Bonus rumpus room is ideally placed near children's bedrooms, and accesses
- Family-sized gas kitchen features a dishwasher, granite benches and double fridge space
- Spacious family and meals area opens to a sun-soaked deck with mountain views
- Private master bedroom boasts a walk-through robe, ensuite and balcony access
- Three additional bedrooms are equipped with built-in robes
- Main bathroom is fully tiled and includes a shower and corner spa bath
- Great sized laundry benefits from substantial storage
- Fantastic covered outdoor entertaining patio incorporates a fire pit area
- Established gardens border the home, perfectly private and awash with colour
- Ducted reverse cycle a/c as well as ceiling fans throughout
- Ducted vacuum
- Oversized, secure double garage with internal home entry
- 3.5kw solar roof panels
- 202sqm internal living space
- EER: 5.0
- UV: \$555,000 (2023)
- Rates: \$3,581.14pa
- Land Tax: \$6,281pa (Investors Only)
- Living: 202.2sqm + 40.3sqm garage
- Block: 941sqm

Close proximity to:

- Lanyon Market Place
- Gordon Primary School
- Lanyon High School
- Amber Ridge Nature Reserve
- Point Hut Pond
- Gordon IGA & Medical Centre
- Public Transport

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.