

# 42 Kirkwood Crescent, Gordon, ACT 2906



## Sold House

Friday, 25 August 2023

42 Kirkwood Crescent, Gordon, ACT 2906

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 800 m2

Type: House



Jonathan Irwin

**\$980,000**

This must-see family home offers carefully planned high quality renovations, space for the whole family to spread out and gorgeous Brindabella sunsets - all set in a quiet, elevated pocket of Gordon. Inspection is highly recommended.

**THE HOME** This warm and welcoming home offers three distinct living spaces. For those cool winter days, you can enjoy the warmth of a log fireplace in the comfortable living room, which benefits from lovely afternoon sun and direct access onto the deck. The spacious and thoughtfully designed kitchen offers ample storage space, gorgeous stone tops, quality appliances including a Bosch gas cooktop and a perfectly situated breakfast bar. The kitchen overlooks the versatile family/meals room, making it an ideal hub for family living. The rebuilt wrap-around deck is ideal for entertaining and for taking in the stunning sunsets over the Brindabella ranges. Downstairs the large rumpus lends itself to a number of different uses - kids play area, a second TV area, pool or table tennis, hobby room or perhaps even a home business, taking advantage of the direct external access. Also downstairs is a handy workshop and additional under house storage. The light-filled master bedroom features a walk-in robe and beautifully renovated ensuite with twin sink vanity. Two of the three additional bedrooms offer built-in robes and the fourth bedroom could also be an ideal study. Completing the picture for this gorgeous family home is a large double garage with internal access and power doors, off-street parking, ducted gas heating, ducted evaporative cooling and low maintenance landscaped gardens.

**THE LOCATION** Kirkwood Crescent is a tightly held, elevated loop street. The area is known for its quality homes and residents also benefit from their own hilltop park. It's easy to see why families have put their roots down in this location. 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 8-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. Gordon is located just six kilometres from the Tuggeranong Town Centre, easily accessed via Tharwa Drive.

**FROM THE SELLERS'** We loved that we could enjoy this home all year round. We would relax soaking in the views over the Brindabella mountains on warm summer days on the deck. On cold nights, we would cosy up in front of the log fire. We really splurged on that! The master bedroom with its large ensuite and walk-in robe felt like a private sanctuary when we needed time to retreat from busy family life. The special bonus was the versatile downstairs space used at various times as an extra living area, guest bedroom, study, play area and games room.

**SUMMARY** Extensively renovated & upgraded family home  
3 living spaces - formal living, flexible family/meals & spacious rumpus  
Quality kitchen renovation - stone benches, quality appliances including Bosch gas cooktop  
Master suite complete with walk-in robe & sleek ensuite  
Gorgeous combustion fireplace (2021)  
Ducted gas heating & evaporative cooling  
Large covered deck with stunning Brindabella views (2017)  
Extra large double garage with internal access  
Workshop & ample additional storage  
Landscaped low maintenance garden  
2.5km to Lanyon Marketplace & 6km to Tuggeranong CBD  
Upper living: 156m<sup>2</sup>  
Lower rumpus/storage/laundry: 71.7m<sup>2</sup>  
Garage: 46.3m<sup>2</sup>  
Deck: 48m<sup>2</sup>  
Total: 322m<sup>2</sup>  
Block: 800m<sup>2</sup>  
Rates: \$697 per quarter  
EER: 2  
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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