

44 Michael Holt Crescent, Gordon, ACT 2906



Sold House

Friday, 1 September 2023

44 Michael Holt Crescent, Gordon, ACT 2906

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 948 m2

Type: House



Bree Prince
0261821802

Contact agent

PLEASE NOTE WEDNESDAYS OPEN HOME IS CANCELLED
What you see: A stylish Hampton style renovation from top to bottom with the perfect layout for a modern family. What we see: All class. See more:
Impeccable street appeal
Segregated master bedroom with walk in robe and ensuite
Separate living and dining areas
Three spacious bedrooms
Home office, rumpus or play room off main living area
Quality kitchen appliances
Stone island bench
Hampton style kitchen
Shaker style cupboards and detailing
Floor to ceiling marble tiles in bathrooms and laundry
Main bathroom with bathtub and vanity
Large sliding doors providing seamless indoor outdoor living
Plantation shutters throughout the home
Tile flooring throughout with carpet to the bedrooms and main living room
Tasteful renovations to suit the modern family
Quality tapware throughout
Ducted gas heating
Evaporative cooling throughout
Automatic garden irrigation
Security system installed
LED downlights throughout
Full laundry with external access
Beautifully manicured front and rear gardens
Separate undercover outdoor entertaining areas
Low maintenance yard with synthetic golf course in the backyard for the kids
Double garage with rear access
Side gate access to the rear garden
Short walk to local favourite Little Luxton for coffee and room for the kids to run
Within 4 minutes' drive to Lanyon Shopping Centre
Within 7 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: 171m²
Garage: 37m²
Block size: 948m²
Built: 1992
EER: 2.0
Rental Range: \$830 - \$880 p.w
Rates: \$713 p.q
Land Tax: \$1,169 p.q. (approx. applicable only when rented)
Disclaimer: The above figures are approximate 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