

45 Oxenham Circuit, Gordon, ACT 2906

LUTON

Sold House

Thursday, 10 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 442 m2

Type: House

Contact agent

Excellent single level living with stunning street appeal sits a sizeable piece of Lanyon Valley gold within a minutes stroll to Point Hut Pond, Gordon shops and Gordon schools. Beautifully appointed and flooded with natural light, it features generous proportions offering a spacious lounge plus an enormous formal dining and a light filled North facing open plan living/meals area enjoying an effortless flow to the expansive entertaining pergola with an inbuilt barbeque, fire pit and a low maintenance garden. A centerpiece kitchen is equipped with gas cooking, 900 mm electric oven, an expansive countertop and vast storage while leaving exceptional space to dine family and friends all year round. Accommodation comprises four well-scaled bedrooms, all of which are appointed with built-in wardrobes. The oversized and segregated master features a walk-in robe and a spacious ensuite. This impressive family home is positioned within footsteps of the Lanyon Shopping District, Lanyon Schools, nature reserves, mountain trails and is only a short commute to Southpoint Shopping Centre with plenty of public transport options, award winning restaurants, public service departments and Lake Tuggeranong.

Key Features | 4 Bed | 2 Bath | 2 Garage
Stunning street appeal on arrival
Single level and low maintenance
442 sqm block
An expansive 148 sqm of living space
A large double garage with remote and internal access
Four bedrooms of accommodation, all with built in robes
Grand master bedroom with walk in robe and ensuite
A centerpiece kitchen with quality stainless steel appliances, gas cooking and exceptional storage
A North facing open plan family and meals area
A spacious formal lounge and dining on entry
An expansive enclosed entertaining pergola with inbuilt barbeque
Stunning low maintenance gardens offering an easy care lifestyle
Ducted gas heating and evaporative cooling through-out

Key Information | Living: 148.67 sqm
Garage: 38.51 sqm
Block: 442 sqm
EER: 4 Stars
UCV: \$511,000
Rates: \$ 566.75 per quarter
Land Tax (if rented): \$ 996.75 per quarter
To register your interest, please email michael.martin@luton.com.au or call Michael on 0411 748 805. This home is highly recommended and will not last long on the market. Don't wait, don't hesitate or it will be too late!