

**5/11 Hansel Place, Gordon, ACT 2906**



**Townhouse For Sale**

Tuesday, 26 March 2024

5/11 Hansel Place, Gordon, ACT 2906

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 112 m2**

**Type: Townhouse**



Alec Brown  
0406866007



Kaine Walters  
0450146538

## Auction 24/04/2024

Positioned in the prestigious pocket of Gordon, this remarkable three-bedroom townhouse offers unparalleled space, privacy, and year-round comfort. Step inside to experience the expansive open floor plan, bathed in natural light that seamlessly flows through all living areas. The kitchen is a chef's delight, equipped with modern conveniences including an electric oven, gas stove, single draw dishwasher, and abundant storage space, ensuring both functionality and style. Each of the three generously-sized bedrooms features built-in robes and brand-new carpeting, offering a cozy retreat for relaxation. The master bedroom boasts a luxurious ensuite for added convenience and privacy. The main bathroom is fully equipped, featuring both a shower and a bath, complemented by a separate toilet for enhanced functionality. Step outside to the inviting outdoor entertaining area, complete with a covered shade, perfect for al fresco dining and entertaining guests. The meticulously maintained gardens require minimal upkeep, allowing you to enjoy the outdoors with ease. A short stroll down to the local pond or playground or pop down to the shops, convenience is key in this wonderful residence!

Property Features:

- Versatile open floor plan
- Sunlit kitchen with ample storage
- Master bedroom fitted with ensuite and ceiling fan
- Two additional spacious bedrooms all with built in robes
- Freshly installed carpet in all bedrooms and hallway
- Covered outdoor entertaining area with surrounding low maintenance gardens with fresh mulch
- Secure double garage with internal access
- Full sized laundry with storage throughout
- Zoned, ducted heating and cooling system
- Split system in lounge room
- Free standing townhouse
- Block: 399sqm
- Living: 112.40sqm
- Garage: 37.65sqm
- Strata: \$2,760.80pa
- Rates: \$1,943.26pa
- Land Tax: \$2,695.40pa (Investors Only)
- UV: \$204,750 (2023)
- EER: 4.5
- Built: 2000

Close Proximity to:

- Gordon Primary School
- Covenant Christian School and Early Learning Centre
- Saint Clare of Assisi Primary School
- Charles Conder Primary School
- Lanyon High School
- Gordon IGA
- Lanyon Market Place
- South Point Tuggeranong
- Point Hut Pond & Playground
- Arterial roads and public transport
- Local sporting ovals

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.