

# 5 Wootton Crescent, Gordon, ACT 2906

LUTON

## House For Sale

Thursday, 11 January 2024

5 Wootton Crescent, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 694 m2

Type: House



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## Auction

Light filled home designed with family values in mind, set on a 694m<sup>2</sup> block with a spacious low maintenance backyard. A must view property for first home buyers, families, retirees, and investor alike. This 3-bedroom home features two distinct living areas, an open plan kitchen and family area featuring a sliding door onto the elevated covered deck with a mountain view, plus an L-shaped formal lounge and a dining area. The Master bedroom and ensuite is segregated at the front of the house, and the children's bedrooms and main bathroom to the rear. Don't just save but earn an income from a solar system at a rate of 45.70 cents per kilowatt with two inverters and 33 solar panels, which still has some warranty. You will never pay electricity bills. Instead, you'll earn income from the Solar System which will assist with other bills and save some cash. Functional and spacious this refreshing home has space for future extensions as your family grows. The kitchen features stone bench tops with glass splash back, a quality induction cook top, Bosch Dishwasher and Westinghouse multi-function stainless steel electric oven with air fry function. All bedrooms have built in robes, carpet and window furnishings. The bathroom and ensuite are contemporary in style and the bathroom feature both bath and shower. Inspect and be impressed! At a glance: Spacious design with 2 living zones Open plan kitchen and family room Formal lounge and dining area 694m<sup>2</sup> block 3 Bedroom Standalone Home with a 136.17m<sup>2</sup> total built area which includes House - 121m<sup>2</sup> Precious Pergola - 15.170m<sup>2</sup> Two bathrooms Ducted gas heating and evaporative cooling Updated Solar System with 33 Solar Panels with two EVO Energy inverters at 45.70 Cents per Kilowatt A new single garage with plenty places to park additional cars in driveway or backyard low maintenance big backyard for children to play Close to Lanyon Marketplace, South Point, Schools and public transport Short walk or ride to Point Hut Pond and local parks. Price guide: \$750,000+