

**54 Lewis Luxton Avenue, Gordon, ACT 2906**

LUTON

**Sold House**

Thursday, 21 September 2023

54 Lewis Luxton Avenue, Gordon, ACT 2906

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 733 m2**

**Type: House**



Michael Martin  
0261763448



Robyn Russell  
(02)61763448

**\$1,005,000**

Single level on a generous block of land in Gordon stage one and designed to maximize entertaining and family comfort. 54 Lewis Luxton is your dream path to luxury living for many years to come! Upon entering the property, you are welcomed with a West facing private courtyard which flows effortlessly through the living spaces and to the expansive covered entertaining pergola. There are three separate living rooms throughout the home which include the lounge, family and rumpus. The stunning renovated kitchen looks out to the covered entertaining pergola which extends all the way around to the spacious and low maintenance backyard. Family excellence continues with four large bedrooms, all appointed with built-in wardrobes, and the master bedroom offering wall to wall build in robes and an updated ensuite. The home has been meticulously renovated with sustainability, low maintenance and luxury in mind to allow the next owners and their family to move in and enjoy for many years to come. Breathtaking from start to finish; You will absolutely fall in love with this one of a kind home!

**Key Features** | 4 Bed | 2 Bath | 2 Garage  
Perfectly situated on the high side of Lewis Luxton Ave. in Gordon stage one  
Exceptional off street parking options for caravans, trailers and cars  
Double garage with remote access  
Neutral and contemporary tones throughout suited for modern living  
A spacious West facing private courtyard on entry  
Stunning timber flooring throughout the home  
An impressive and expansive entertaining pergola  
Four bedrooms of accommodation, all with built in robes  
Grand master bedroom with wall to wall build in robe and ensuite  
A breathtaking modern kitchen with gas cooking and dishwasher  
Separate formal lounge and dining on entry with stunning venetian blinds  
A central and open plan family, kitchen and meals area  
A generous sized rumpus room for the growing family to enjoy  
Ducted reverse cycle heating and cooling throughout the home with ceiling fans in almost every room  
Spacious low maintenance yards for year round entertaining  
6.6kW solar system installed for maximum sustainability  
High colourbond fences for privacy and security for the family

**Key Information** | Building report: Above Average  
Living: 167 sqm  
Garage: 39.45 sqm  
Block: 733 sqm  
Rates: \$ 626.25 per quarter  
Land Tax (if rented): \$ 967.50 per quarter  
Year of build: 1992  
Auction | Saturday the 14th of October @ 9 am, On Site  
To register your interest, please call Michael on 0411 748 805 or Robyn on 0428 952 000. 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!