

54 McGilvray Close, Gordon, ACT 2906

House For Sale

Thursday, 29 February 2024

54 McGilvray Close, Gordon, ACT 2906

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 618 m2

Type: House



Jonathan Charles



Robert Burns
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Auction 3pm, Saturday 23rd March

Nestled within the secluded enclave of McGilvray Close, this exceptional family home stands as one of Canberra's hidden gems, offering tranquil water views and a breathtaking backdrop of the Brindabella Ranges. As you step inside the home, you're welcomed by a spacious formal entry that leads into the expansive family room, with high ceilings and encompassing both formal and informal living areas. The main living space towards the front of the home offers stunning views through large, beautiful windows and the open plan extends into the vast living areas towards the rear. With windows spanning the entire northern section, the home maximizes the benefits of the northerly sun, filling the space with natural light. Central to the home lies a spacious, open plan kitchen, expertly crafted to cater to both family life and entertaining guests. With ample bench space, it caters to the culinary needs of the household chefs. Quality appliances, such as a gas cooktop, oven, and dishwasher, enhance the cooking experience, while abundant storage ensures organisation and functionality. Whilst linking to the dining area and extending to the paved courtyard, this kitchen beckons gatherings and outdoor dining experiences and includes in-slab floor heating, ensuring comfort and warmth for memorable moments spent preparing al fresco meals. The generously proportioned primary bedroom, situated in its own private area for a luxury and comfort feel. It boasts a walk-in robe and a spacious ensuite complete with a double vanity and shower head. The three additional bedrooms are equally spacious, featuring built-in robes for ample storage, new carpet and include ceiling fans. They are serviced by the modern main bathroom, which offers both a shower and a bath for added convenience and separate wash closet for versatility. Outdoors, this home offers a remarkable paved entertaining space, manicured and landscaped garden, low maintenance plants and garden shed, showcases the owners' meticulous attention to detail, creating a serene and inviting relaxation space. There is ample car accommodation available, including a double garage, double carport, an additional single car park space, and numerous parking spots across the road for added convenience. Perfectly positioned in the heart of Gordon, this stunning family home has access to all that the Tuggeranong Town Centre has to offer, including South Point Tuggeranong, cafes, shops, banking facilities, cinema, restaurants, and public transport routes. Closer to home, the popular Lanyon Marketplace is a short 2-minute drive or a 12-minute walk away. Scenic walking paths are found at your doorstep, leading as far as the Bicentennial National Trail, or simply offering relaxing strolls around Point Hut Pond. Schooling options are met nearby with Gordon Primary School, Lanyon High School, Covenant Christian School and Lake Tuggeranong College. With its exceptional features, stunning surroundings, and convenient location, this home truly offers a lifestyle of comfort, luxury, and convenience for the new owners.

Features:- Outstanding single level home - Beautiful water & mountain views- Uninterrupted views from the living room- Positioned in a no-through road, only local traffic- Spacious bedrooms with built-in robes- Main bedroom with walk-in robe & ensuite with double vanity & shower heads- Multiple living spaces & outdoor paved area perfect for entertaining or relaxing- Kitchen boasts granite bench tops, with plenty of bench space, quality Smeg appliances, Bosch dishwasher and gas cooking- Stylish bathroom with bath, shower and separate toilet- Large laundry room with external access- Reverse-cycle heating & cooling in both family & living rooms- Ceiling fans in three bedrooms- New carpet in all bedrooms- Ample storage throughout- Sunny light filled living areas - In-slab floor heating - High 2.72m ceilings- Gas hot water system- Established & low maintenance gardens- Double garage with internal access and 2.8m high ceilings- Double car port with additional single parking space- Covered outdoor entertaining area- Family friendly park & playground across the road- Abundance of parking available across the road- Garden shed- 3 phase power- NBN Fibre to the Node

Figures: House size: 247m² Garage size: 38m² approx. Block size: 618m² Rates: \$3,100 p.a approx. Land Tax (investor only): \$5,300 p.a approx. Built: 2004 approx. UCV (2023): \$577,000