

**55 Carslake Loop, Gordon, ACT 2906**

LUTON

**House For Sale**

Friday, 15 March 2024

55 Carslake Loop, Gordon, ACT 2906

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 921 m2**

**Type: House**



Team Rahi and Nader  
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## AUCTION

Introducing this magnificent 3-bedroom house, nestled on an expansive 920 sqm block, offering captivating mountain views as you drive up to your new sanctuary. Located in a peaceful family area, this updated home is the perfect blend of comfort, convenience, and style for you and your loved ones. As you arrive, the picturesque mountain views will greet you, setting the tone for the serenity and beauty that awaits you. Step inside to discover a modern, updated kitchen boasting Bosch appliances that will inspire your inner chef. The separate toilet and bathroom have been renovated to offer a touch of comfort and functionality for your convenience. The spacious living and lounge areas provide a welcoming and cozy atmosphere that is perfect for gatherings or simply relaxing with your family. Separate reverse cycle AC units have been installed in the living and lounge areas. Enjoy seamless indoor-outdoor living with easy access from the living room to the outside deck, where you can soak in the stunning views or entertain guests in the covered pergola, ideal for family gatherings and celebrations. Car enthusiasts or those with larger families will appreciate the ample car space available on the property. Say goodbye to electricity bills with 33 solar panels (13.3 KW) that cover your energy costs, providing an eco-friendly and cost-effective solution. The color bond fencing offers privacy and security, while the fully automatic sprinkler irrigation systems make maintaining the lush landscaping a breeze. The yard boasts of a rich variety of fruit trees for the kids to enjoy all year round. Convenience is key, and this home is situated close to shops and schools, making your daily errands a breeze. Whether you're a first-time homebuyer looking for the perfect starter home or an investor seeking a lucrative opportunity, this property has something for everyone.

Features:- 3 Bedrooms, all with wardrobes - Ceiling fan in all bedrooms - Updated kitchen with ample storage and quality appliances including Bosch dishwasher, cooktop and Electrolux double-oven - Renovated bathroom and toilet - European Laundry - Downlighting - Spacious Dining Room - Separate Family Room - Large Lounge Room - Mountain Views - Outdoor Entertaining Area - Wireless security system - European Laundry - 13.3 KW Solar system (virtually \$0 electricity bill) - Reverse cycle Split air conditioning & heating - Covered pergola - Plenty of car space - Close to all amenities - Fruit trees including, apples, pears, cherry, plums, citrus trees, lime, almond, loquat, grapes, pomegranate, peach, nectarine - Driveway with solar lights - Fully automatic Sprinkler system - EER: 4 Star - Living Area: 123 m2 approx. - Block Size: 921 m2 approx. - Rate: \$ 2,675 approx.