

**6/3 Riddle Place, Gordon, ACT 2906**

LUTON

**Sold Townhouse**

Monday, 14 August 2023

6/3 Riddle Place, Gordon, ACT 2906

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



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**\$515,000**

Positioned in a family friendly and tightly held pocket of Gordon is this original yet very well maintained two-bedroom townhouse with exponential potential that will attract anyone looking for their dream downsize or a prime position to invest. This completely single level property has two bedrooms in total, each fitted with built-in wardrobes and offers a spacious lounge/dining on entry with an open plan family and complete kitchen with views out to the low maintenance West facing courtyard which is flooded with afternoon light. The entertaining deck is spacious enough to enjoy your favourite beverage of an evening while enjoying the stunning uninterrupted sunset of the Brindabella Mountains while nature is only a mere step out of the side gate. Arguably the best position in the complex with the only undercover double car accommodation in the complex; This presents an outstanding opportunity for that perfect downsizer, your very first home, an investment to add to the portfolio or a home to enjoy for many years to come. This highly desirable address is within a short commute to Gordon Primary School, Gordon Shops, Gordon Medical Centre, Lanyon Valley Shopping District, public transport options, public service departments, award winning restaurants, South Point Shopping Centre and many more incredible amenities. It's all about location and this is an opportunity that shouldn't be taken lightly. Key features | 2 bed | 1 Bath | 2 Carport Two well scaled bedrooms - both with built in robes Main bathroom with separate toilet and European laundry Open plan lounge and dining on entry Separate living and complete kitchen with electric cooking and lots of storage space Low maintenance entertaining deck overlooking the Brindabella Mountain ranges The only double undercover car accommodation dedicated to a property in the complex Gas wall furnace for the colder winter months Key information | Living size: 83.50 sqm Garage size: 36 sqm Rates: \$483.34 per quarter Land Tax (If Rented): \$604.72 per quarter Body Corp: \$669.75 per quarter EER: 4 Built: 1994 To register your interest, please email [michael.martin@luton.com.au](mailto:michael.martin@luton.com.au) or call Michael on 0411 748 805.