

6 Iredale Place, Gordon, ACT 2906

House For Sale

Saturday, 10 February 2024



6 Iredale Place, Gordon, ACT 2906

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 834 m2

Type: House



Jeremy Grobden

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Auction 29/02/2024

Upon email inquiry you'll receive the contract of sale, building & pest report plus price guide. Set in a quiet cul-de-sac this spacious and immaculately presented home is offered to the market for the first time. With new paint and carpet, this property is fresh and move in ready, offering a new owner a great opportunity to enjoy all this place has to offer. Gently elevated off street level, inside you will find a segregated main bedroom with ensuite and walk in robe, there's also access to a private deck and workshop or home office or study. The 3 large bedrooms, all offer built-in robes. This is an ideal home for large or growing families to enjoy over the many years to come. Flowing through is a spacious living and formal dining room. The well appointed and generously sized kitchen is centrally located and overlooks both the outdoor entertaining area and family room. Towards the rear of the house is a large rumpus or third living area, with combustion heater. You'll see when you're here how it provides an ideal family centric space to relax after a hard day at school or work. Outside you can enjoy the entertaining area which is complete with pergola, and fenced front yard. The low maintenance yard could be left as is or used as a canvas to the inspired green thumb. The garage will accommodate 2 cars with extra storage space. Off the garage is that extra single garage which offers many options as a hobby room, office, gym or what ever you want to create. Positioned within easy access to the Drakeford Drive commuting will be a breeze. The local shops are nearby as well as the major centres of Lanyon Shopping centre and Southpoint Tuggeranong. There are plenty of options for schooling, nature reserves and mountain trails for the energetic family. The Perks: • Elevated position • Gas cooktop • Evaporative cooling • Ducted Gas heating • Combustion heater • Dishwasher • Outdoor entertaining area • Large double garage with extra storage space • Powered workshop off garage

The Numbers • Block size: 834sqm • Residence: 202 sqm approx • Garage: 40 sqm • Pergola: 22 sqm • Year constructed: 1993 • EER: 3.5 Stars • Rates: \$2,707 pa • Land tax (Investors only): \$4,341 pa

Gordon Suburb Profile The suburb was named after Adam Lindsay Gordon (1833-1870) who was a poet and horseman and arrived in South Australia in 1852. Street names in Gordon are named after notable Sportsmen and Sportswomen. Average age: 40 Population: 7,892 Houses: 69.1% Townhouses: 29.4% Fully own: 27.7% Purchasing: 51.6%

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