

66 Woodfull Loop, Gordon, ACT 2906



House For Sale

Friday, 15 March 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 849 m2

Type: House



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\$950,000+

Sweeping across a spectacular 849sqm (approx.) allotment and encompassing extensive family accommodation, this incredible home is ready to impress with four welcoming bedrooms, two-bathrooms, and a spacious layout boasting two living areas, delightful outdoor entertaining spaces, and a flexible multi-purpose/sunroom room, which offers adaptability to the layout. Light filled and preceded by an attractive frontage and charming verandah, the home's spacious configuration carries you from the entry foyer through to a large lounge and dining room that's L-shaped in design. With its tasteful décor and outlooks to the neat gardens, it flows through to the kitchen and family/meals zone which in turn stretch through to a side sunroom/study/office; a convenient and versatile room that also extends onto the backyard. Stepping back into the kitchen, you'll be impressed to find a full array of stainless steel appliances including a Westinghouse double pyrolytic oven, a Miele semi-integrated dishwasher, and a canopy rangehood, along with the benefits of a breakfast bench and plentiful storage to create a clutter-free environment. The three generously proportioned bedrooms at the back of the home featuring built-in robes, accommodating the requirements of a growing family. The privately positioned front master bedroom comes complete with an ensuite featuring a floating vanity, frameless shower screen and recessed shelf in the shower, full-height tiling including feature tiles, and a mirrored cabinet. The main bathroom, designed to complement the ensuite, includes a bath and a separate toilet for added convenience. With one step from the family/meals you can dine outdoors under the generous L-shaped pergola, with cafe blinds covering part of the sides, or relax on the private lawns, tend to the "veggie" garden or the chickens running amok in the coop/run. With a long list of exceptional features including ducted heating and cooling, a large laundry, Thermann gas hot water system, and a one and a half car garage with covered access to the home, this property promises to impress. EER 3.0

Why this home is solely for you:

- * Beautifully presented, comfortable and spacious four bedroom family home, located in one of the most sought after streets in Gordon
- * L-Shaped lounge/dining, with the lounge to the front of the house featuring north-facing windows that ensure a light-filled area
- * Family/meals room is expansive and open-plan, allowing a versatile layout, and connecting to a separate segregated multi-purpose room/bedroom five via a sliding door
- * Updated kitchen caters to the budding home cooks, offering plenty of storage space, a laminate benchtop, a breakfast bar, a filtered water tap plus pulldown mixer tap, and premium appliances such as a 900mm Miele induction cooktop, a Westinghouse stainless steel double pyrolytic oven, a Miele semi-integrated dishwasher, and a canopy rangehood
- * Master bedroom is generously sized and has a walk-in-wardrobe, as well as a neatly updated (2012) ensuite with floating vanity, frameless shower screen and recessed shelf in the shower, floor-to-ceiling tiling including feature tiles, and a mirrored cabinet
- * Bedrooms two and three are large and feature built-in-wardrobes, while bedroom four is a good size with a small built-in robe and could be utilized as a nursery or secondary study
- * Renovated (2012) main bathroom is styled to complement the ensuite, however also offers a bath and separate toilet
- * Updated (2012) laundry is spacious and has plenty of storage space with two large built-in-cupboards
- * The kitchen/family/meals opens out to a generous L-shaped pergola, with cafe blinds covering part of the sides - it is the perfect spot for entertaining
- * The backyard features a vast grassed area, a "veggie" garden, established plants and trees, a sizeable storage shed to the back, a chicken coop/run, as well as double side gate access
- * The one and a half car garage has an automatic roller door, as well as built-in-shelving and workshops space
- * Side hardstand for an additional vehicle, trailer, boat or caravan parking in front of the double side gate
- * Laminate "wood look" flooring throughout
- * Painted in neutral tones to create a warm ambiance
- * Comfort is maintained all year round by a Panasonic ducted reverse cycle air conditioner
- * Thermann gas hot water system
- * Close proximity to Mt Stranger reserve, The Murrumbidgee River, Point Hut Pond and playground, Lanyon Market Place, Tuggeranong Town Centre and South.Point shopping centre, reputable schools, and major arterial roads