

# 7/9 Chipperfield Circuit, Gordon, ACT 2906

LUTON

## Sold Unit

Friday, 3 May 2024

7/9 Chipperfield Circuit, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 97 m2

Type: Unit



Michael Martin  
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**\$700,000**

**SOLD OFF MARKET IN 5 DAYS - \$700,000** Positioned in a quiet loop street in the Valley is this completely renovated three bedroom plus ensuite town residence offering a complete turn key opportunity with the additional bathroom for family excellence and added luxury. On entry, you are welcomed with complete open plan living which includes the lounge, dining and centerpiece kitchen. Offering a warm array of hybrid timber vinyl flooring throughout and contemporary colours; this home is made for easy living and maximum luxury. Family excellence continues with three bedrooms of accommodation, with the grand master featuring a walk in robe and a stunning ensuite. Both other bedrooms are generous in size while the main bathroom and laundry is completely renovated to enjoy immediately! The home features a beautiful sun lit North facing front courtyard surrounded by colourbond fencing for all year round entertaining while the backyard is fitted with a low maintenance lawn for children or pets to play offering a space for the whole family. Further highlights include new reverse cycle heating and cooling throughout the home, a single attached lock up garage with remote access plus off street parking, block out blinds on all windows, a favorable North facing direction, visitor parking in the complex and a short commute to Lanyon Shopping Centre. **Key Features:** 3 Bedrooms | 2 Bathroom | 1 Garage. A completely renovated three bedroom, two bathroom town residence. Grand master bedroom boasting a walk in robe and a luxury ensuite. Low maintenance landscaped gardens with two separate courtyards. Open plan living offering a combined lounge, dining and a stunning centerpiece kitchen. A modern and renovated main bathroom and family sized laundry. Brand new hybrid timber flooring, new contemporary carpets and paint throughout. Newly installed reverse cycle heating and cooling throughout the home. An attached single garage with remote access and plenty of visitor parking options. **Key Information | Building Report:** Above Average. Living: 97.16 sqm. Garage: 19.84 sqm. Year of Build: 1994. EER: 4.5 Stars. Body Corporate: \$526.64 per quarter. Rates: \$536 per quarter. To register your interest, please call Michael on 0411 748 805. This home is highly recommended and will not last long on the market. Don't wait, don't hesitate or it will be too late!