

7 Mckivat Close, Gordon, ACT 2906

House For Sale

Thursday, 6 June 2024



7 Mckivat Close, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 525 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

\$769,000

This well maintained family home is situated on a quiet cul de sac nestled between Tuggeranong hill and Pine Island. With some of Canberra's most loved family destinations at your doorstep, 7 McKivat Close truly is the perfect family home. Boasting North to the rear, with sundrenched living areas that include formal lounge area with adjacent dining area. The family / meals area connects seamlessly to the functional kitchen, both overlooking the rear gardens. The outdoor entertaining area flows nicely down to the studio / hobby room providing the perfect work from home space. The family's accommodation features three bedrooms, two with built in robes, plus study, serviced by the main bathroom and separate toilet. This entry level home boasts only two neighbours (no neighbour to the rear) and is located in a family friendly cul de sac. There is also a bonus purpose built secure studio with power, reverse cycle air conditioning and plenty of space for the serious home handyman to set up equipment. Also great for hobbyists or artists who require their own work space or a quiet room for a studying teenager or uni student. Moments from the Tuggeranong Parkway for a convenient commute to work or an easy escape to the popular Point Hut Reserve and picnic area. Quality schools in the area and close proximity to Lanyon Marketplace & the South Point shopping centres. A fantastic home, an inspection is highly recommended. Additional features include:- Functional kitchen with gas cooktop, electric oven and dishwasher - Adjacent family room or second meals area- Three bedrooms, two with built-in robes- Separate study /studio / hobby area or play room for young children- Classic L shaped lounge & dining room- Updated bathroom - Entertaining deck with north facing aspect - ideal for alfresco dining- Fully enclosed extra low maintenance garden with established lawn- Ducted gas heating plus split system air conditioning and ceiling fans- Enclosed carport with auto door plus additional off street parking EER: 2.0 Rates: \$2,472 pa (approx) Land Tax: \$3,792 pa (approx) Living Area: 121m² Land Size: 525m² Land Value: \$411,000 (2023)