

8/15 Stace Place, Gordon, ACT 2906



Townhouse For Sale

Friday, 8 March 2024

8/15 Stace Place, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 1

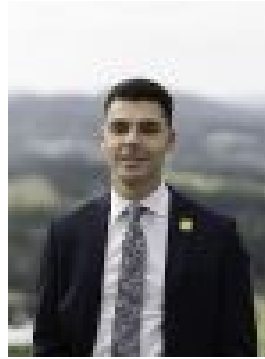
Parkings: 1

Area: 102 m2

Type: Townhouse



Alec Brown
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Auction 27/03/2024

Welcome to your ideal single level living space nestled in the heart of the tranquil Lanyon Valley! This exquisite property offers a seamless fusion of modern design and functionality, ensuring a comfortable lifestyle for you and your loved ones. Step into spacious open-plan living, dining, and kitchen areas, where natural light floods the space, creating an inviting ambiance for relaxation and entertaining. The thoughtfully designed, brand new kitchen boasts ample storage, catering to your organisational needs with ease. Discover three generously sized bedrooms that provide suitable space for rest and rejuvenation. A centrally located bathroom ensures convenience for all occupants. With a single automatic garage with internal access plus plenty of off-street parking, accommodating family and friends will never be an issue. The private courtyard and outside entertaining area offer the perfect setting for alfresco dining or simply unwinding amidst nature's embrace. Nestled within a quiet complex, this property offers peace and tranquility, allowing you to escape the hustle and bustle of everyday life. Its convenient location ensures easy access to amenities, schools, and recreational facilities, enhancing your overall living experience. Whether you're a first-time homebuyer, down-sizer, a small family seeking comfort and convenience, or an astute investor looking for a lucrative opportunity, this property ticks all the boxes. Don't miss out on the chance to make this your forever home or a lucrative investment opportunity. Arrange your inspection today!

Property Features:

- Practical open plan living, kitchen and dining
- Modern kitchen with ample storage throughout
- Segregated floorplan with bedrooms at one end all fitted with built in robes
- Central two-way bathroom with separate toilet
- Outdoor entertaining area with easy care gardens
- Secure single car garage, open air allocated parking space & plenty of visitor parking
- Store room attached to garage
- Free standing townhouse
- Ducted reverse cycle
- Recently installed new insulation
- Cost effective home to maintain
- Solar: 6.6KW
- EER: 4.5
- Rates: \$1,866.91pa
- Land Tax: \$2,169pa (Investors only)
- Strata: \$2,69.20pa
- UV: \$185,000 (2023)
- Living: 102.01sqm
- Garage: 17.60sqm
- Built: 1993

Close Proximity To:

- Lanyon Market Place
- Tuggeranong South Point
- Gordon Primary School
- Saint Clare of Assisi Primary School
- Lanyon High School
- Local Playgrounds, sporting ovals & nature reserves
- Point Hut Pond
- Public Transport and Arterial Roads

*Entrance to unit is off Moon Place, Gordon

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.