

8 Fred Lane Crescent, Gordon, ACT 2906

Sold House

Friday, 3 November 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 733 m2

Type: House



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\$797,000

Welcome to this inviting 3-bedroom home that exudes comfort and modern convenience. Nestled in a sought-after neighbourhood of Gordon, this property boasts a host of desirable features that promise unparalleled living that will surely captivate your heart. Three well-appointed bedroomswith built-in robes offering ample storage and space, ensuring comfort with not a single step! The freedom of a large open plan living, dining and kitchen area is perfect for relaxed living and entertaining. The kitchen is equipped with new electric hotplates and oven, positioned centrally being part of the family while preparing the family meals and supervising the homework. The well-appointed bathroom is designed for both style and functionality, and you can enjoy the convenience of an extra toilet for your family and guests. Enjoy the extended living space under the large covered outdoor dining area. It's perfect for your morning coffee or to unwind in the evening, it's ready for you to capture a relaxing lifestyle of alfresco dining with family and friends. Stay comfortable year-round with a reverse cycle ducted heating and cooling system. Benefit from the property's eco-friendly amenities and reduce your energy bills and environmental footprint with 13.2 Kw solar panels and the advantage of rainwater harvesting with 10,000 L water tanks, with electric pump and backyard irrigation, promoting sustainability and cost-saving. This property includes a drive through double garage, with automatic doors, a workshop, ideal for DIY enthusiasts and hobbyists. This property offers a combination of modern living, comfort, and sustainability. It has easy access to local shopping, schools, and walking trails. -?No steps-?Open plan living-?Extra separate toilet-?New cook top and oven-?Reverse cycle ducted heating and cooling-?Solar Panels-?Irrigated backyard-?Water tanks-?Large double garage with automatic doors-?Extensive storage-?Covered outdoor living This home offers an excellent blend of functionality, style, and eco-conscious amenities. Don't miss the opportunity to make this property your own! Outgoings & Property Information: Living size: 129 sqm Block size: 733 sqm UCV: \$459,000 Rates: \$250 per annum Land tax (if rented): \$3465?per annum Year Built: 1992 EER: 2.0 Disclaimer: While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.