

8 Mcgrowdie Place, Gordon, ACT 2906



House For Sale

Tuesday, 19 December 2023

8 Mcgrowdie Place, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 428 m2

Type: House



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\$790,000+

Offering low maintenance living, superior convenience, and nestled in a private cul-de-sac, 8 Mcgrowdie Place represents an exciting opportunity to step into Gordon, downsize with ease or invest with confidence. The heart of this home is the combined lounge and dining room, offering ample space to unwind and socialise. With two sliding doors that flawlessly connect to an enclosed and covered verandah, you'll find the perfect balance between indoor and outdoor living, all within a low maintenance garden setting. The central kitchen is well-configured and equipped for effortless meal preparation. It features stone benchtops and tiled splashbacks, ample storage and a breakfast island. Three bedrooms with built-in wardrobes and ceiling fans ensure a restful night's respite for all, while a chic ensuite and family bathroom with floor-to-ceiling tiles, walk-in showers and single basin vanities provide a great environment to get ready for the day, or wash off the day. The main bathroom boasts the addition of a luxurious free standing bathtub and under-tile heating. As a delightful bonus, this home comes enriched with LED lights, ducted evaporative cooling, ducted heating, two reverse cycle air conditioner units, a Thermann C7 continuous flow gas hot water system with remote temperature controller, thoughtfully placed and expansive split level, covered and enclosed deck with an outdoor kitchenette with gas cooktop, sink and laundry connections, under deck and under house storage space, solar panels with a Solis inverter, a garden shed and a tandem lock-up carport with an automatic door. EER 1.5

Why this home is solely for you: * Wonderfully proportioned three-bedroom ensuite family home on a 428sqm (approx.) landscaped allotment, in a quiet cul-de-sac * Perfect for family living, where convenience, comfort and indoor/outdoor enjoyment are priorities * Gorgeous street appeal, framed by a landscaped front garden with stunning roses * Comfortable and open plan living/meals area with a combination of bamboo and tiled flooring, is a perfect multi-functional space for entertaining family and friends or for relaxed family living with plenty of space to move * The kitchen, a culinary haven, underwent a stylish transformation five years ago and features alluring 40mm stone countertops, an island bench, tiled splashbacks, fantastic storage and a gleaming Fisher & Paykel stainless-steel appliance package including an electric oven, a gas cooktop, a floating canopy rangehood, and a dishwasher (one year old), allowing for delightful gastronomic adventures * Three spacious bedrooms, all with storage and ceiling fans, provide a restful place to sleep at the end of a long day * The master bedroom features a large window that visually connects to the front garden, and a new ensuite with floating vanity, mirrored cabinet, corner shower and toilet * The main bathroom boasts a contemporary flair, recently renovated with floor-to-ceiling tiling, under-tile floor heating, a floating vanity, a mirrored cabinet, a large bath with shampoo niche, a shower and a toilet * Internal comfort is maintained by ducted gas heating, ducted evaporative cooling and two reverse cycle air conditioner units (one to the master bedroom and one in the living area) * LED lighting * Thermann C7 continuous flow gas hot water system with remote temperature controller * Quality window furnishings, external roller shutters on the front two bedroom windows, and window tinting adds privacy and security to the home and reduces the sun's glare * A 7.2Kw (24 panels) solar system with Solis inverter assists in off-setting the electricity bills * Updated ceiling insulation * Thoughtfully placed and expansive split level, covered and enclosed deck with an outdoor kitchenette with gas cooktop, sink, and laundry connections has gorgeous views over the backyard and the Lanyon Valley * Under deck and under house storage space * Large concreted area and a lawn provides a safe place for the kids or family pets to play * Raised garden beds are a great way to grow vegetables * Large garden shed * Tandem lock-up carport with an automatic door * Additional off-street parking space on the driveway