

# 8 Rollins Place, Gordon, ACT 2906



## House For Sale

Friday, 26 January 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 561 m2**

**Type: House**



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**\$975,000+**

Step into a sought-after area and experience an enriched family lifestyle where you can stroll to schools, shops, Point Hut Pond and playgrounds, with this spotlessly-kept home in an idyllic court setting. Fronted by established gardens, the home embraces a relaxed environment that provides an instant sense of contentment, even for a growing family. Stretching across a single level, on a manageable 561sqm (approx.) allotment, the home's enticing dimensions welcome you into a living room that showcases gorgeous wood floorboards and french door access to the back garden beyond. The distinct tiled kitchen, meals, and family room is a harmonious open-plan environment, perfect for everyday living or as an inviting space for multi-generational gatherings. Those passionate about cooking will be thrilled by the central kitchen featuring stone benchtops, an island bench with a breakfast bar, walk-in pantry, stainless steel SMEG appliances, and more. A double French door in this area opens to a large stamped concrete outdoor area and low maintenance garden. Easy, relaxed living and entertaining are yours with this great space offering a year round area to enjoy whether hosting friends or enjoying a BBQ with family. In a dedicated wing down the hall, the bedrooms, all complete with built-in robes, are serviced by a spacious the three-way main bathroom with spa bath, shower and vanity in one room, a separate vanity/powder room and a separate toilet for seamless and convenient morning routines. The master bedroom additionally features an external sliding door, a walk-in robe and a neat ensuite with floor-to-ceiling tiles, a shower, vanity, large mirror and toilet. Complementary features such as a laundry with storage, ducted heating and cooling, ducted vacuum, solar panels and Fronius inverter to help keep the costs down of the ever-increasing expenses of a family life, and a double lockup garage, enrich the overall functionality and convenience of this well-appointed home. We can't wait to show you this superb family home!

EER 5.0 Why this home is solely for you:

- \* Beautifully presented four bedroom home in a quiet cul-de-sac
- \* Entrance hall leads through to the light filled living room with wooden floors and french door access to the stamped concrete area and beyond to the garden
- \* Separate tiled kitchen, meals and family room rewards the family with an open plan haven for everyday enjoyment
- \* Home chefs will be delighted with the central kitchen which offers stone bench tops, an island bench with breakfast bar, an under bench sink, ample storage space including a walk-in pantry with power-points, a deep under bench sink, and quality appliances including a stainless steel SMEG electric oven and gas cooktop, a canopy rangehood and a Euro Appliances dishwasher
- \* Four bedrooms fulfil the family's accommodation requirements and offer built-in robes and laminate flooring
- \* The master bedroom additionally features an external sliding door and a neat ensuite with floor-to-ceiling tiles, a shower, vanity, large mirror and toilet
- \* The three-way main bathroom has a spa bath, shower and vanity in one room, a separate vanity/powder room and a separate toilet for ease of use
- \* The spacious laundry has storage cupboards on two sides and external access
- \* Ducted heating and cooling deliver constant comfort within the home
- \* Ducted vacuum system
- \* Hot water is supplied by a new 400L Rheem electric hot water system
- \* Quality window furnishings throughout
- \* High ceilings accentuate the spacious feel of the home
- \* Solar panels with a Fronius inverter assist in reducing the electricity bills
- \* The kitchen/family/meals flows (via two french doors) out to the covered entertaining area so you can still enjoy the outdoors when the weather is a bit inclement
- \* Established garden with a generous grassed area bordered by privacy hedges and other established plants, a garden shed and double side gate access to a stamped concrete area for boat/trailer/caravan parking (or for use as an additional entertaining area)
- \* Large double garage with an automatic door and internal access
- \* Sitting in a prime location within walking distance to Point Hut Pond, Point Hut Pond District Park, Gordon Primary School, Lanyon High School, Lanyon Vikings Club, ovals and Lanyon Market Place

House size: Residence: 178.90m<sup>2</sup>, Garage: 41.31m<sup>2</sup>