

9/48 Knoke Avenue, Gordon, ACT 2906



**Sold Townhouse**

Tuesday, 15 August 2023

9/48 Knoke Avenue, Gordon, ACT 2906

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Sally McCallum  
0261890100



Andrew Curren  
0261890100

**\$721,000**

Nestled proudly within one of Gordon's most sought-after complexes, this contemporary residence offers first home buyers, downsizers and investors a haven of convenience and tranquility. Boasting impeccable style and modern design, the thoughtful layout encompasses spacious open plan living, a segregated master suite and north facing entertaining area, all in a strategically placed location. Elegantly decorated and flooded with natural light, the open plan living and dining area boasts understated décor, a neutral palette and stylish plantation shutters creating a welcoming retreat for your family to gather after a busy day. The luxurious galley-style kitchen serves as the heart of the living area, complete with quality stainless steel appliances, gleaming cabinetry and a large island perfect for entertaining or cooking up a storm. From the living area, step out to the north-facing courtyard and entertaining area perfect for hosting barbecues with friends or enjoying the morning sun with your cup of coffee. The laserlight roof and retractable pergola make it the perfect year round entertaining spot. The segregated master suite features dual built-in robes and a spacious ensuite, while two additional bedrooms ensure versatility as kids bedrooms, or guest room and home office. The family bathroom shines with floor-to-ceiling tiles, pristine white cabinetry and quality fixtures. Lambrigg Park is a welcoming community walking distance to cafes, schools, parks and the beautiful Point Hut nature reserve. Tuggeranong town centre with all your shopping, entertainment and transport needs is only a 5 minute drive away. Act quickly to secure this stylish residence that delivers exceptional value today.

**Features:**

- Immaculate modern three-bedroom, two-bathroom townhouse
- Perfect for downsizers, first-time buyers and investors
- Expansive light filled open-plan lounge and dining area
- Top-quality kitchen with huge island, gas cooktop, oven, and dishwasher
- Spacious covered entertainment area with added retractable pergola
- Easy care landscaped front and rear gardens, with secure pet-friendly rear courtyard
- Master suite with built-in robes and ensuite, plus two additional bedrooms with built-in robes
- Well-appointed family bathroom with separate bath and shower
- Ducted gas heating throughout, air conditioning in the living area and master suite
- Large laundry and tons of internal storage
- Double garage with remote access and an extra parking space
- Prime location with bus stop outside and walking distance to local shops and schools

**Facts & Figures:**

- Living space: 110.56m<sup>2</sup>
- Block size: 243m<sup>2</sup>
- Complex built: 2003
- Body Corporate: \$489 per quarter
- Rates: \$2709 per annum
- Land tax: \$3646 per annum (if applicable)
- EER: 4.5 stars

**Disclaimer:** Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.