

**9/7 Preddey Way, Gordon, ACT 2906**



**Sold Townhouse**

Thursday, 10 August 2023

9/7 Preddey Way, Gordon, ACT 2906

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 127 m2**

**Type: Townhouse**



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**\$740,000**

This three bedroom, ensuite townhouse offers the benefits of low maintenance, easy care living without compromising on space and privacy and would be perfectly suited to downsizers and young families. Positioned within a small development of just 10 properties is a beautifully presented and maintained single level home with a good size u-shape yard that provides enough room for kids or the household pet without being an overwhelming burden to manage. An open plan living design sees the large kitchen overlook the dining area and through to the North facing lounge room. There is plenty of cupboard space, an enormous work bench, gas cook top and Miele dishwasher within the kitchen making meal preparations a delight. The master bedroom is segregated from bedrooms two and three and benefits from a walk-through wardrobe and recently updated ensuite. The shower has been completely re-tiled and waterproofed for piece of mind and the toilet replaced. The main bathroom has also had a reseal of the shower and new separate toilet. One of the distinguishing features of this property is the 40m<sup>2</sup> North facing pergola that covers a paved outdoor entertaining area, perfect for a family barbeque. Given the shortage of high quality, downsizing options, we suggest you enquire now as this property will be snapped up Predday quickly. Other features:

- 3 bedroom ensuite, single level with remote controlled double garage under roofline
- Gas hot water
- Gas wall furnace (Approximately 13 months old)
- Ducted Evaporative cooling
- Automatic irrigation throughout the yard on two zones
- Freshly painted
- New screens and waterproofing to both shower recesses.
- Concrete slab construction with no steps
- Driveway parking for more vehicles plus visitor parking available
- Timber venetian blinds throughout
- Roof recently had all ridge caps cleaned and re-pointed. 10 year warranty
- Outdoor power point and halogen BBQ light under the pergola
- Large veggie patch. Separate 'herb garden'.

Facts & Figures:

- Body Corporate fees (Includes water consumption and building insurance) \$665 per quarter
- Rates \$2394 per annum
- Land Tax (If rented out only) \$3190 per annum
- Living size – 127m<sup>2</sup>
- Double garage – 39m<sup>2</sup>
- Block Size – Approximately 580m<sup>2</sup>
- EER 1.5 stars

Location:

- Walking distance to Point Hut Pond, local Gordon Shops and Café
- Short drive to Lanyon Marketplace
- Gordon Dog park and bush walks through the Murrumbidgee corridor on your doorstep

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.