

9 Geoff Bardon Street, Weston, ACT 2611

LUTON

House For Sale

Friday, 1 March 2024

9 Geoff Bardon Street, Weston, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 577 m2

Type: House



Tim and Justine Burke
0411878587



Julia Atkinson
0410141016

Auction

Situated in the highly sought after McCubbin Rise, this four bedroom family home of 194m² offers everything the modern home owner could desire. Walking through this home you will immediately be impressed by how bright and airy it all feels, helped by high ceilings and large windows. The segregated lounge room leads to the open-plan kitchen/family/dining which flows almost seamlessly out to the covered entertainment area through big sliding doors. There's a modern, well-appointed kitchen offering an enviable walk-in pantry, a large stainless-steel oven with a five-gas burner cooktop, and generous island bench with breakfast bar. Segregated at the front of the home, the super spacious main bedroom features a walk-in wardrobe and ensuite with double vanity. The other three bedrooms all have built-in wardrobes and are serviced by a stylish and modern main bathroom with a freestanding tub. Outside, the covered alfresco leads you further to a firepit and pizza oven with built-in seating where you can spend long, happy evenings with your friends. The garden has been professionally designed and landscaped by New Level Landscapes to be easy-care and water-friendly, while still offering relaxation and privacy with good shade. There's a neat double garage with internal access and reverse cycle air conditioning ensures your comfort year-round. Crimsafe security screen doors and block-out blinds add to the sense that this superb home is all ready for you to move in and love. In easy distance of several schools, North Weston Ponds and Cooleman Court Shopping Centre, this home can't be beaten for location.

Features:- Single-level home built by Rawson Homes in 2013- Great location in the tightly-held McCubbin Rise area of Weston, within close proximity to schools and shops- Separate living areas- Impressive kitchen with a large walk-in pantry- Segregated main bedroom with ensuite and walk-in wardrobe- Built-in wardrobes to three other bedrooms- Large main bathroom with freestanding tub- Covered alfresco- Firepit and pizza oven area- Established, easy care gardens- Double automatic garage with internal access- Rental appraisal of \$1,000 to \$1,100 per weekEER: 5Land Size: 577m²Living Size: 194m² (approx.)Land Rates: \$3,744 p.a (approx.)Land Value: \$751,000 (approx.)