

1 McGilvray Close, Gordon, ACT, 2906



House For Sale

Thursday, 24 October 2024

1 McGilvray Close, Gordon, ACT, 2906

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Perfect blend of tranquility and accessibility.

Step into a sought-after area and experience an enriched family lifestyle where you can stroll to schools, Point Hut Pond and playgrounds, with this spotlessly-kept home in an idyllic street setting. Fronted by low maintenance 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 522sqm (approx.) allotment, the home's enticing dimensions welcome you into a living room that showcases bamboo flooring. 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 lots of stone bench space, including an island bench that seamlessly extends into the family/meals area, and complemented by a Bosch dishwasher, gas cooktop, Damani oven, and a sleek canopy rangehood.

A sliding door in this area opens to a large paved outdoor entertainment area covered with Colorbond and Laserlite, and complete with a natural gas bayonet and blinds for year-round comfort. 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 while both privacy and security are afforded with 7ft-high Colorbond fencing.

In a dedicated wing down the hall, the bedrooms, all complete with built-in robes, are serviced by a generous main bathroom with bathtub for relaxing soaks, a separate shower with a sleek glass screen, a stone benched vanity with single basin, and a separate toilet. The master bedroom additionally features a walk-in robe and spacious ensuite with a shower, toilet and a large stone benched double basin vanity - offering both practicality and ample storage space.

Complementary features such as a laundry with storage, ducted heating and evaporative cooling throughout the home 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 4.0

Why this home is solely for you:

- * Manageable 522m² block, ideally located within walking distance to the tranquil Point Hut Pond, the expansive Point Hut Pond District Park, Gordon Primary School, and the bustling Lanyon Marketplace, offering both convenience and a vibrant community atmosphere
- * Lovely street appeal, framed by a low-maintenance front garden with synthetic grass
- * Expansive lounge area with bamboo flooring near the entrance, provides a cozy and inviting space for relaxation and gatherings
- * The tiled kitchen and family/meals area is perfectly situated as the central hub of the home
- * The kitchen features lots of stone bench space, including an island bench that seamlessly extends into the family/meals area, and is complemented by a Bosch dishwasher, gas cooktop, Damani oven, and a sleek canopy rangehood, making it an ideal space for both cooking and entertaining
- * Four generously sized bedrooms, provide plenty of space for rest and recuperation, with built-in robes and large windows that fill each room with natural light

- * The main bedroom includes a walk-in robe and a spacious ensuite with a shower, toilet and a large stone benched double basin vanity - offering both practicality and ample storage space
- * Bedroom four features bamboo flooring, which provides a durable, low-maintenance surface and a modern touch
- * The generous main bathroom features a bathtub for relaxing soaks, a separate shower with a sleek glass screen, a stone benched vanity with single basin, and a separate toilet enhancing both convenience and privacy
- * Ducted heating and evaporative cooling throughout the home ensures year-round comfort
- * Low-maintenance backyard boasts a spacious, paved outdoor entertainment area covered with Colorbond and Laserlite, complete with a natural gas bayonet and blinds for year-round comfort, and is fully enclosed by 7ft-high Colorbond fencing, ensuring both privacy and security
- * Generous double garage offering the convenience of an automatic door and seamless internal access to the home
- * House size (approx.) - Residence: 187.65m²; Garage: 46.28m²