

12 Schofield Place, Gordon, ACT 2906

House For Sale

Saturday, 29 June 2024



12 Schofield Place, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 422 m2

Type: House



Jack Wilson
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Offers Above \$730,000

This warm and spacious 3-bedroom family home is being offered to the market for the first time since it was built in 1993, providing an ideal entry point to the highly sought after suburb of Gordon. With free flowing and open plan living, this home's functional kitchen integrates perfectly with the dining area and family room. A large sun-drenched split-level deck flows seamlessly from the kitchen and family area and is positioned perfectly for enjoyment of the sun and the gorgeous views of Mt Stranger and nearby nature reserves. The separate lounge room has a fireplace providing a warm and inviting second living area. There is ample car/workshop accommodation with a single car garage, and an additional 2 car carport which are positioned in fully fenced, private and established gardens. In close proximity to the Lanyon Market Shopping Village, Gordon Pond and schools, and just a short drive to the South Point shopping precinct, this home is ideally located to maximize your lifestyle. Standout features include:

- 3 bedrooms which are segregated from the main living areas, all with built in robes
- Separate lounge and family rooms
- Reverse cycle heating and cooling system along with fans in the lounge room and bedrooms
- Fireplace in the lounge room which generates ample heat and creates ambiance
- Large, sun-drenched, partially covered entertainment deck with exceptional views
- Fully equipped kitchen with 5 burner gas stove, electric oven and plenty of bench space
- Situated at the top of a quiet, elevated cul-de-sac
- 2-way bathroom with a full-sized bath and separate shower
- Large single car garage/workshop and tandem 2 car carport with lockable roller door
- Solar power system and solar hot water, and
- Landscaped, established gardens.

UCV: \$380,000 Block Size: 422m² House Size: 120m² Year of Construction: 1993 EER: 0.5 Rental Appraisal Estimate: \$575 - \$625 p/w Outgoings: General Rates: \$588 p/qtr (approx.) Land Tax (investors): \$877 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.