

# 14 Schofield Place, Gordon, ACT 2906



## House For Sale

Saturday, 29 June 2024

14 Schofield Place, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 466 m2

Type: House



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## Offers Over \$759,000

Welcome to your perfect first home or next downsize, nestled in the charming suburb of Gordon, one of Tuggeranong's most sought-after locales. This thoughtfully renovated 3-bedroom residence promises a comfortable and stylish living experience. Conveniently positioned near schools, Lanyon Marketplace, and public transport, it serves as an ideal starting point for young families and first-time buyers. Step inside, and you'll be embraced by a warm and versatile space, meticulously designed to cater to every occasion, whether it's hosting friends or unwinding after a long day. Thanks to its northeast orientation, the kitchen and living area are drenched in natural sunlight throughout the year. At the heart of the home lies a well-appointed kitchen boasting ample storage, Westinghouse electric oven with separate grill, electric cooktop, and ASKO dishwasher. You'll love the seamless flow onto the expansive covered outdoor entertainment deck, adorned with a chic pergola. Here, you can relish in the low-maintenance backyard and bask in scenic views stretching into the distance. Elevate your outdoor entertainment game with this generously sized Vogue pergola and deck, perfect for gatherings or simply finding solace in your own private retreat. The backdrop of picturesque mountain vistas, encompassing Mt Stranger and Tuggeranong Hill Nature Reserve, is a delightful bonus. The master bedroom stands as a true sanctuary, strategically secluded from the other bedrooms, providing an exclusive retreat. It boasts a walk-through robe and a stylishly renovated ensuite complete with a free-standing bathtub, evoking the ambiance of a private spa. The two additional bedrooms offer generous dimensions, each equipped with its own built-in robes. They conveniently share access to the fully renovated main bathroom, adorned with floor-to-ceiling tiles, modern vanities, a semi-frameless shower, and a toilet. The inclusion of a European laundry within the main bathroom adds to the overall appeal. The property is equipped with a double metal garage featuring automatic rollers for two cars, and ample off-street parking is available for a caravan, trailer, or additional vehicles. Located in close proximity to the Lanyon market shopping village, public transport, and schools, with South Point shopping precinct just a short drive away, your next chapter is ready to unfold.

**The Perks:**

- Spacious 3-bedroom home with abundant natural light
- Quiet cul-de-sac location with elevated views
- Northeast orientation for all-day sunlight
- Gorgeous Mt Stranger & Tuggeranong Hill Nature Reserve views
- Practical floor plan with versatile living spaces
- Expansive entertainment deck with pergola
- Stylish timber laminate flooring in family and kitchen areas
- Quality carpets and window treatments throughout
- Well-equipped kitchen with ample storage and bench space
- Modern appliances include Westinghouse oven, electric cooktop, and ASKO dishwasher
- Ducted reverse cycle heating and cooling, plus ceiling fans in bedrooms
- Master retreat with walk-through robe to renovated ensuite
- Updated bathroom with vanity, shower, and toilet
- European laundry conveniently integrated into the main bathroom
- Generously sized bedrooms 2 and 3 with built-in robes
- Cost-saving 8-panel 2KW solar power system (new inverter 2023 and certified to 2028) and solar hot water
- Attractively landscaped, mature gardens
- Double garage with remote access roller doors
- Bonus hidden storage space under the deck for box trailer
- Colorbond fencing
- Ample driveway and off-street parking for guests
- Conveniently located near shops, schools, and public transport

**The Numbers:**

- Total internal living: 121.53m<sup>2</sup>
- Deck: 65m<sup>2</sup>
- Garage: 43.2m<sup>2</sup>
- Block: 466m<sup>2</sup>
- Land value: \$380,000 (2023)
- Rates: \$2,350 p.a.
- Build: 1993
- EER 1.5 Star

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.