

19 Lawlor Place, Gordon, ACT, 2906



House For Sale

Thursday, 1 August 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Nothing to do except move in and enjoy

Nestled in a peaceful cul-de-sac with a private, end-position backing onto a green belt, this impeccably presented single-level 3-bedroom home offers a perfect blend of comfort and serenity. The welcoming landscaped facade sets the stage for a home designed for easy living and entertaining.

Step through the custom door into the formal entrance, you're greeted by French doors taking you into the tastefully appointed formal living area complete with a reverse cycle split system for climate control year-round. Under tile heating across three zones and added solar panels ensure efficiency and comfort.

The master bedroom, discretely located for privacy, features built-in robes and convenient two-way access to an updated and sizable main bathroom including a spa bath and twin basin. Two additional generously sized bedrooms also boast built-in robes, accommodating family or guests with ease. The updated kitchen impresses with ample cupboard storage, abundant bench space, and flows seamlessly into an additional living area that opens out to the outdoors, perfect for enjoying the tranquil surroundings.

Outside, a covered decking pergola invites relaxation or social gatherings, complemented by stunning mountain views. Easy-care, low-maintenance gardens and established landscaping enhance the appeal of the property, while a single enclosed carport, doubling as a private entertaining space adjacent to the family room, and a single lock-up garage provide ample parking and storage solutions.

Ideally suited for first home buyers or those looking to downsize, this home offers a rare opportunity in the elevated pocket of Gordon. With nothing left to do but move in and enjoy, seize this chance to secure a peaceful and convenient lifestyle in a sought-after location.

Property Features Include:

- Free standing, separate title home in an elevated position
- Peaceful location at the end of a cul de sac
- Three well proportioned bedrooms all containing built in storage
- Split system installed in formal living plus zoned underfloor heating
- Two separate and spacious living areas
- Functional kitchen with updates and ample bench space
- Updated two way bathroom with shower, bath and twin basin
- Private and covered decking featuring outdoor blinds
- Low maintenance and established gardens
- Single lock up garage plus enclosed single carport and off street parking

- Living: 132sqm
- Garage: 28sqm
- Carport: 38sqm
- Block: 524sqm
- EER: 1.5
- Built: 1993
- UV: \$417,000 (2024)
- Rates: \$2,843.56pa
- Land Tax: \$2,982.80pa (Investors only)

Close Proximity to:

- Lanyon Market Place
- Tuggeranong South Point
- Gordon Primary School

- St Clare of Assisi Primary School
- Charles Conder Primary School
- Lanyon High School
- Arterial roads, bus public transport
- Nature Reserves and local parks