

**25 Preddey Way, Gordon, ACT, 2906**



**House For Sale**

Tuesday, 10 September 2024

25 Preddey Way, Gordon, ACT, 2906

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## **Comfortable family home for the growing family.**

To enquire, please email or call 1300 815 051 and enter code 8284

Located close to schools and shops and walking distance to Transport Canberra bus routes and bus stop, this well presented three-bedroom family home is sure to please.

The spacious home features formal living and dining areas as well as a large family room that opens to a huge outdoor living area. The large main bedroom is set apart from the living area and provides entry to ensuite style two-way bathroom, while the two rear bedrooms feature built in wardrobes. The house offers plenty of space for the owners and the floor plan has used the space effectively.

For the growing family, the house may be readily extended to include a fourth bedroom and ensuite bathroom, or a secondary dwelling suitable for multi-generational living.

This neat and tidy home is ideally situated on a large 746 sq. metre block and has the convenience of large double lock up car accommodation under the roofline. The property presents an outstanding opportunity to secure a single level, street entry, spacious and comfortable home in a sought-after location. Conveniently located to schools and shopping / business precincts and public transport bus routes.

### Features:

- Single level home on a flat block,
- Three bedrooms with BIR's to each bedroom,
- Formal living / dining areas,
- Kitchen with ample storage and gas cooking,
- Two way bathroom,
- Gas wall heater,
- Reverse cycle heating and cooling to the living areas,
- Private outdoor covered entertaining area,
- Double lock up garage with drive through access to the backyard,
- Large backyard,
- Garden shed,
- Ample onsite visitor car parking spaces,
- National Broadband Network ready,

EER: 4

Land area: 746 sq. metre

House floor area: 121 sq. metre off plan

ACT Government Land Rates: \$2,818 pa

ACT Government (2023-24) Average Unimproved Value AUV: \$405,400

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