

29 Callaway Crescent, Gordon, ACT 2906

House For Sale

Friday, 5 July 2024



29 Callaway Crescent, Gordon, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 112 m2

Type: House



Lisa Silberberg
0416227666

Auction 26/07/2024

Set among quality homes and embracing breathtaking views across undulating Lanyon Valley lies this charming 3-bedroom, 1-bathroom home which is ready to adopt your personal touches. As you step inside, natural light floods the interiors, creating a soothing ambience that instantly feels like home. An L-shaped living space is supported by a generous family room that flows seamlessly to the outdoor area. A soft, neutral colour scheme enhances the sense of openness and tranquillity, making every corner of this house inviting and comfortable. The heart of the home is the well-appointed kitchen, equipped with electric cooking appliances, ample storage, and a practical layout designed for ease of use. It's a space where cooking becomes a joy, whether preparing a quick breakfast or hosting a gourmet dinner for family and friends. The bedrooms are generously sized and feature built-in robes, offering peaceful retreats for relaxation and privacy. The bathroom is elegantly designed with modern fixtures, including a separate bath and shower, perfect for unwinding and rejuvenating after a busy day. Outside, the expansive raised covered outdoor area beckons for outdoor entertaining and relaxation. Imagine enjoying morning coffee with the sunrise or hosting barbecues with friends against the backdrop of sweeping valley views. A convenient carport provides hassle-free parking for vehicles. Conveniently located, this home enjoys proximity to main arterial roads, quality schools, public transport options, and recreational facilities, ensuring convenience and connectivity without sacrificing the tranquillity of its surroundings. Embrace the opportunity to make this peaceful retreat your own and create lasting memories in a truly special setting. So whether, you're seeking an exceptional downsize, first home or investing for the future simply reach out to Lisa Silberberg on 0416227666, to arrange a time to view. To arrange a private inspection simply reach out to Lisa Silberberg on 0416227666.

The Perks:

- Surrounded by quality homes, offering panoramic sunrise views across undulating Lanyon Valley
- Opportunity to create your dream home in sought after location
- Well-equipped kitchen with electric cooking appliances and ample storage
- Views from the rear garden across the Lanyon Valley with water views
- Single carport with storage
- Brick veneer with truss roof construction
- Electric cooking appliances
- Reverse cycle heating and cooling
- Bedrooms with built-in robes
- Formal lounge room and dining room
- Views from the formal dining, family room and outdoor entertaining

The Numbers

- Internal living: 112m²
- Carport: 16m²
- Block Size: 817m²
- Build year: 1992
- EER: 2.5
- Rates: \$738 per quarter approx
- Land Tax: \$1227 per quarter approx
- Rental Estimate: \$600-\$650 per week.