

**6 Stan Ray Street, Gordon, ACT, 2906**

LUTON

**House For Sale**

Wednesday, 4 September 2024

6 Stan Ray Street, Gordon, ACT, 2906

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Michael Martin

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## A Stan Ray Of Sunshine

Experience More ...

Turn Key Luxuries | Multiple Living Spaces | North Facing Views

Set in a gorgeous elevated position in the heights of Gordon, is this highly sought after lifestyle opportunity that many dream of. This home has been designed to take full advantage of the breathtaking North facing views across the valley while enjoying the abundance of living spaces on offer.

Boasting a seamless flow from indoor to outdoor living including the spacious lounge room, open plan family, meals and complete kitchen which spills out to the expansive covered entertaining decking plus pergola and the lush green backyard. There is a space for the whole family to enjoy.

Family excellence continues with four spacious bedrooms of accommodation, three containing with built in robes plus a spacious study room with wall to wall built in storage. The segregated master suite is fitted with an ensuite and a spacious walk in robe. The main bathroom, separate toilet and enormous laundry is positioned for excellence in family functionality.

Other luxuries include the two stunning feature Rinnai fire places in both living areas, evaporative cooling throughout, brand new gorgeous vinyl flooring throughout, brand new carpet in all bedrooms, new S-fold sheer blinds, a spacious double garage with internal access and exceptional off street parking options.

Key Features:

4 bed | 2 bath | 2 Garage

Four great sized bedrooms of accommodation, three with build in robes

Additional study with wall to wall built in cupboards

Master bedroom with ensuite and walk in robe

Located in a tightly held and elevated position in Gordon stage two

Offering a staggering 890 sqm parcel of land and 201 sqm of living

Spacious open plan family, meals and kitchen with new bench tops

Separate spacious lounge room with impressive North facing views

A large main bathroom, separate toilet and a family sized laundry

Expansive covered entertaining deck and pergola

Two Rinnai gas fire places for instant heat and evaporative cooling for year round comfort

Brand new timber vinyl flooring and new carpet installed

New S-fold sheer blinds on windows

Double garage with remote and internal access plus room for additional parking

Key Information |

Living size : 201 sqm

Garage size : 39 sqm

Block size : 890 sqm

EER : 4 Stars

Built : 1999

UV : \$ 533,000

Rates : \$ 746.50 per quarter

Land Tax (if rented): \$ 1,247.50 per quarter

Auction | Saturday the 28th of September @ 12 pm, On Site

This home is highly recommended and will not last long on the market. Don't wait, don't hesitate or it will be too late!

To register your interest in this property please call Michael on 0411 748 805