

12/5 Harry Hopman Circuit, Gordon, ACT, 2906



Townhouse For Sale

Thursday, 5 September 2024

12/5 Harry Hopman Circuit, Gordon, ACT, 2906

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse

Stunning turn-key townhouse

Nestled in the quiet Sommersby Hills complex, 12/5 Harry Hopman Circuit presents an excellent opportunity for first-time buyers, couples, families and investors. This townhouse boasts three bedrooms, two new bathrooms, and it has been recently enhanced throughout, making it an appealing and move-in-ready home.

On the first floor, the light filled open plan living area with built in workspace, ceiling fan and reverse cycle air conditioning unit is ideal for both comfortable daily living and entertaining. It is complemented by a sun drenched balcony and is overlooked by the modern kitchen with gas cook top, dishwasher and classy subway tiles.

Also on the upper level is the master suite. It is fitted with its own reverse cycle air conditioning unit, ceiling fan, walk through robe and private ensuite.

On the ground floor are the two additional, generously sized bedrooms, one fitted with a built in robe. The stylish main bathroom offers a tub and shower, plus a separate toilet. The large laundry has been fitted out with a modern backsplash, plenty of storage space and direct access to the rear yard.

Step outside to a selection of spaces to entertain or relax. The front of the home welcomes you with a private courtyard and garden space, whilst the rear of the home provides an tiered entertaining deck where you can take in the mountain views, shed and easy care garden.

A unique feature to this home is the multipurpose room. What was once the garage, is now a functional space with a built in workshop, cabinetry and ceiling fan, allowing for a multitude of uses, or it could be converted back.

The home has a high energy efficiency rating of 5 stars and is fitted with solar panels and a home battery.

In a convenient location, the home is moments to shops, schools, parks and public transport.

Property information:

- Block: 157sqm
- Living: 134.91sqm
- EER: 5.0
- Rates: \$530pq approx
- Land Tax: \$2,389pa approx (Investors only)
- Strata: \$773.80pq approx
- UV: \$143,960 (2024)
- Built: 1994

Close proximity to:

- Covenant Christian School
- Charles Conder Primary School
- Gordon Primary School
- Lanyon High School
- Covenant College
- Canberra Hospital
- Gordon shops
- Lanyon Marketplace
- South.Point shopping centre
- Point Hut Pond

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot

guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.