

**11 Favell Place, Gordon, ACT, 2906**

LUTON

**House For Sale**

Thursday, 21 November 2024

11 Favell Place, Gordon, ACT, 2906

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Michael Martin

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## Flourishing On Favell

Experience More ...

Uninterrupted Views | Living Options | Grand Appeal

A grand home situated at the end of a family friendly Cul De Sac and in the beautiful heights of Gordon. Overdelivering in space, contemporary living, breathtaking features and functionality all complimented by stunning Lanyon Valley views. We welcome you to 11 Favell Place.

Ideally positioned on the hill of Gordon stage two and flooded with natural light through the stunning array of windows. It features generous living proportions offering a stunning formal entry, an open-planned kitchen and family room, a large open lounge and dining which spills out to the expansive covered entertaining pergola which looks over the lush green landscaped gardens.

The oversized master bedroom is equipped with a luxurious ensuite and walk-in wardrobe, with family excellence continuing within the three other bedrooms which are all appointed with built-in wardrobes. The main bathroom, complete family sized laundry and study nook are conveniently placed for complete functionality.

Phenomenal car accommodation options is a plus here with an attached oversized triple garage with remote and internal access. The garage features a large workshop space plus incredible open loft storage. The features this home has to offer are nothing short of wholistic and complete offering something for everyone in the family.

Key Features |

4 Bed | 2 Bath | 3 Garage

Stunning North facing views towards Black Mountain and across the Valley

Exceptional parking options including a triple garage plus off street parking

Open plan family room with a complete kitchen with ample pantry space

A formal lounge room plus dining with a stunning bay feature window

Four bedrooms of accommodation, all with built in robes

Master suite with a luxurious ensuite and walk in robe

A complete main bathroom, family sized laundry plus a study nook

Electric reverse cycle heating and cooling throughout for year round comfort

Loft style storage plus a sizeable workshop space in the garage

An expansive entertaining pergola overlooking the lush green lawns and gardens

Key Information |

Building Report: Above Average

Living: 181.34 sqm

Garage: 73.85 sqm

Block: 793 sqm

EER: 5 Stars<sup>2</sup>

Year of Build: 1999

Rates: \$ 750.50 per quarter

Land Tax (if rented): \$ 1,257 per quarter

Auction | Saturday the 14th of December @ 9 am, On Site

UNLESS SOLD PRIOR TO AUCTION - PRE-AUCTION OFFERS WELCOME

To register your interest, please call Michael on 0411 748 805

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!