

**13 Towers Place, Gordon, ACT 2906**



**House For Sale**

Thursday, 9 January 2025

13 Towers Place, Gordon, ACT 2906

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Alec Brown  
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## Auction 02/02/2025

Please note: This property will go to auction on Sunday, February 2nd, 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The event will begin at 9:30 am, and a more indicative time for this particular auction will be provided closer to the date. Nestled in a tranquil cul-de-sac and set on a near-level 1230m<sup>2</sup> block with a prized northerly orientation, 13 Towers Place is the ultimate forever home for those who appreciate fine design and thoughtful details. From the striking modern façade to the expansive floor plan, this home exudes elegance and practicality. Step into a formal entry with soaring vaulted ceilings and discover 227m<sup>2</sup> of impeccably designed living space. Multiple open-plan living areas seamlessly connect to the outdoor entertaining spaces and beautifully landscaped gardens, creating a harmonious flow for everyday living and hosting guests. At the heart of the home is a stunning contemporary kitchen, featuring granite benchtops and top-tier appliances: a Miele induction cooktop, dual Fisher & Paykel dish drawers, integrated Miele fridge and freezer, and a convenient Zip tap. The spacious master suite, positioned for privacy, offers serene garden views, dual walk-in wardrobes, and an oversized ensuite complete with a spa bath. On the opposite side of the home, three additional bedrooms are thoughtfully serviced by a three-way bathroom, perfect for busy mornings. A separate study off the family room provides a functional work-from-home space, easily tucked away at the end of the day. Outside, privacy abounds with mature hedges surrounding the property, leaving plenty of room to relax or play. The expansive steel alfresco area offers a stylish and weatherproof entertaining space, complemented by a secure carport with Colourbond gates, ideal for accommodating boats, caravans, or both. The double automatic garage provides internal access, compactus storage, and even attic access for long-term storage solutions. Conveniently located within walking distance to Lanyon Marketplace and Gordon Primary via footpaths and underpasses, this remarkable home offers a lifestyle of comfort, convenience, and class. With an extensive list of features and inclusions, 13 Towers Place is a must-see. Property Features Include:

- Substantial 4 bedroom plus study family home in quiet cul-de-sac
- Living areas features vast open plan living spaces with Northerly orientation
- Generous outdoor covered entertaining area
- Large double automatic garage with compactus storage & attic space
- Northerly aspect to living areas
- Soaring raked ceiling from the entry to the formal lounge/dining
- Modern kitchen with granite benchtops, Miele induction cooktop, Fisher and Paykel dual dish drawers, integrated Miele fridge and freezer, Zip instant hot & cold water tap
- 3x Velux skylights above kitchen bench
- Separate open plan meals and family room; separate home office/study
- Large segregated master suite has 'his and hers' walk in wardrobes and a generous ensuite with spa bath
- 3-way bathroom servicing the spare bedrooms, full-size laundry with built-in storage
- Ducted gas heating, ducted evaporative cooling plus additional split system RC/AC to master
- Double glazed windows and doors throughout
- 11.36 kW solar system on roof
- Security system fitted
- Covered secure off-street parking ideal for boats or caravans with areas to service cars/ caravans
- Two 15amp power points to either side of the house
- Inbuilt compressor next to the garage
- Large garden shed with power
- Immaculate low maintenance gardens
- Living: 227sqm
- Outdoor entertaining area: 108sqm
- Garage: 46sqm
- Block: 1230sqm
- Rates: \$3,471.36pa
- Land Tax: \$6,594.80pa (Investors only)
- UV: \$547,000 (2024)
- EER: 5.5
- Built: 1997
- Close proximity to: Lanyon Market Place
- Gordon Primary
- St Clair of Assisi Primary School
- Lanyon High School
- Point Hut Pond
- Gordon IGA & Medical Centre
- Tuggeranong Southpoint
- Public Transport

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.