

# 2 Leahy Place, Gordon, ACT, 2906

## House For Sale

Thursday, 24 October 2024



2 Leahy Place, Gordon, ACT, 2906

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Glen Kingston  
0262824488

## Desirable family home on corner block!

This beautifully updated family home is sure to impress! Featuring four spacious bedrooms and two modern bathrooms, it's designed for comfort and convenience. Enjoy the ease of a double garage and additional off-street parking for your caravan, boat, or trailer.

Step inside to discover a stunning renovated kitchen complete with large pullout drawers, an induction cooktop, and a modern oven. The home boasts two inviting living spaces and a separate dining area, perfect for family gatherings. The covered outdoor entertaining area with stylish Mod-wood decking is ideal for weekend BBQs or relaxing evenings.

### Heating and Cooling:

- \* Daikin reverse-cycle air conditioner in the family room/kitchen
- \* Toshiba cooling-only air conditioner in the lounge room
- \* Two gas heating outlets (lounge room and family room)

### Proximity to Nearby Places:

- \* Close to Lanyon Marketplace and South.Point Shopping Centres
- \* Gordon Primary School, Covenant Christian School, and Lanyon High School
- \* Near Point Hut Pond recreation area for outdoor activities
- \* Excellent medical and dental services within reach

### Additional Features:

- \* Fully renovated kitchen with induction cooktop and walk-in pantry
- \* Updated three-way main bathroom and ensuite
- \* Freshly repainted throughout
- \* Spacious covered patio for outdoor entertaining

This home ticks all the boxes for family living, don't miss the opportunity to view a wonderful family home.

### Specifications:

EER: 4.0

Home Size: 163m<sup>2</sup>

Garage: 40m<sup>2</sup>

Land Size: 815m<sup>2</sup>

Land Value: \$494,000 (2023)

Land Rates: \$2,793.00 p/a

Land Tax: \$4,542.00 p/a (if rented)

Construction Year: 1993