

**21 Preddey Way, Gordon, ACT, 2906**

LUTON

**House For Sale**

Friday, 15 November 2024

21 Preddey Way, Gordon, ACT, 2906

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Michael Martin

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## Picture Perfect On Preddey Way

Experience More ...

Family Friendly Living | Generous Proportions | Turn Key Beginnings

This single level and expansive family home offers something for everyone in the family. Featuring a fresh updated interior, an expansive covered outdoor entertaining area, a lush green and enclosed landscaped garden and an attached garage with exceptional off street parking.

On entry, you are greeted with a stunning array of hardwood timber flooring throughout which takes you through to the lounge room and dining. The complete kitchen opens out to the family room which flows directly out to the expansive entertaining pergola which overlooks the enormous secure backyard.

Family excellence continues with four bedrooms in total, three of which are appointed with built-in wardrobes. With the master bedroom completely segregated from the rest which provides peaceful living options for the whole family all year around.

Located only a short drive from Lanyon Marketplace and Gordon Primary School, and just a short stroll from the picturesque Point Hut Pond. This property features not only convenient and contemporary family friendly living, but also natural beauty.

With scenic street appeal and exceptional family friendly features from start to finish; You will absolutely fall in love with this character filled home.

Key Features |

4 Bed | 2 Bath | 1 Garage

Gorgeous street appeal on arrival with a welcoming facade

Completely re-landscaped from the front to the back

Four bedrooms of accommodation, three with built in robes

An open plan lounge and dining room on entry

An updated kitchen looking over the spacious family room

An expansive entertaining pergola looking out to the lush green lawn

A gorgeous array hardwood timber throughout the living areas

Brand new hybrid vinyl flooring in all bedrooms

Ducted gas heating and evaporative cooling for year round comfort

Key Information |

Building Report: Above Average

Living: 161.90 sqm

Garage: 32.56 sqm

Block: 689 sqm

EER: 1.5 Stars

Year of Build: 1992

Rates: \$ 675.75 per quarter

Land Tax (if rented): \$ 1,083 per quarter

Auction | Saturday the 7th of December @ 10 am, On Site

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!