

4 Beaufort Retreat, Gordon, ACT, 2906

House For Sale

Thursday, 16 January 2025



THE
PROPERTY
COLLECTIVE

4 Beaufort Retreat, Gordon, ACT, 2906

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



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The Ultimate Family Sanctuary

Tucked away on a private battle-axe block, this beautifully updated and extended 268m² family home perfectly balances space, functionality, and lifestyle. With multiple living zones, a versatile downstairs studio, and a stunning outdoor area, this property is designed to meet the needs of every family member.

Step inside and be greeted by separate formal living and dining rooms, bathed in natural light from full-length windows. These elegant spaces are ideal for entertaining guests or enjoying quiet moments with family.

At the heart of the home lies a charming country-style kitchen, complete with an island bench perfect for casual gatherings or lending a hand during meal preparation. The adjoining relaxed dining area is ideal for everyday meals and can be closed off from the bedroom wing for added privacy.

The master suite is a true retreat, featuring an oversized layout that easily accommodates a king-sized bed and a private lounging area. A spacious walk-in robe and an updated ensuite with a separate bidet complete this luxurious sanctuary. Three additional bedrooms, along with a study, all include built-in robes, offering plenty of storage and flexibility for growing families.

The standout feature of this home is the fully self-contained studio on the lower level, offering endless possibilities. With its own private access, this bright and inviting space includes a large bedroom with a walk-in robe, a full bathroom, and sliding doors leading to the backyard. A wall of windows ensures the space is filled with natural light, making it perfect for elderly parents, teenagers, a home office, or a rumpus room.

Step outside to a backyard oasis where every detail has been thoughtfully considered. The owners have enhanced the space with landscaping, a level lawn, and a low-maintenance design. Multiple raised veggie patches invite you to embrace a green-thumb lifestyle, while the elevated, covered entertaining deck offers a year-round space to enjoy distant mountain views. There's ample room for pets to roam, and the landscaped garden provides a peaceful backdrop for outdoor relaxation.

This home truly offers something for everyone, delivering not just a house, but a lifestyle tailored to modern family living.

Lifestyle & Location

- Gordon IGA: Approximately 2-minute drive.
- Little Luxton Café: Approximately 2-minute drive.
- Gordon Family Medical Practice: Approximately 2-minute drive.
- Lanyon Valley Marketplace: Approximately 5-minute drive.
- Public transport and schooling options: Within a 5 to 10-minute drive.
- Walking and bike trails, parks, and playgrounds: Accessible within a 5 to 10-minute drive.
- South.Point Shopping Precinct: Approximately 10-minute drive.

The Perks

- Split-level family home with 268m² of living space.
- Fully rendered exterior with fresh paint and restored roof.
- Mountain views from the rear of the home.
- Double garage with power lift door, internal access, and built-in shelving.
- Driveway with space for a trailer, caravan, or boat.
- Open-plan kitchen with country-style design, island bench, and premium appliances.
- Formal living and dining rooms with full-height windows.
- Luxurious master suite with walk-in robe, ensuite, and private toilet with bidet.
- Three additional bedrooms with built-in storage, two offering mountain views.
- Main bathroom with a corner spa bath, shower, and toilet.

- Feature glass French doors to separate living areas.
- Ducted gas heating, evaporative cooling, and underfloor insulation.
- Self-contained downstairs studio with its own bathroom and external access.
- Elevated, covered entertaining deck with sliding door access from the meals area.
- Thoughtfully landscaped gardens with easy-care grounds and expansive lawn at the rear, perfect for pets and outdoor activities.
- Updated laundry with ample storage, skylight, and an additional toilet.

The Numbers

- Total internal living: 268.16m².
- Upper level: 200.56m² approx.
- Lower level: 67.60m² approx.
- Garage: 39.37m² approx.
- Total: 307.57m² approx.
- Block: 913m² approx.
- Rates: \$2,761 per annum approx.
- Land value: \$454,000 (2024).
- Build year: 1991.
- Energy Efficiency Rating (EER): 2.0 Stars.