

5 Ford Place, Gordon, ACT, 2906

LUTON

House For Sale

Thursday, 19 December 2024

5 Ford Place, Gordon, ACT, 2906

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Modern Lifestyle Home, Ready For You to Enjoy!

Location, comfort and lifestyle are everything when purchasing a home and this one has it all.

Step inside to discover generously sized bedrooms, each thoughtfully designed with built-in robes, ceiling fans for comfort, and plush carpets that exude warmth and luxury. The master suite offers a spacious walk-through robe and a private ensuite. The updated kitchen is perfect for cooking delightful meals, while ample storage throughout the home adds to its functionality. The entire house has been freshly painted, with fully renovated bathrooms providing a modern and stylish finish.

Outside, immerse yourself in the stunning entertainment area. The expansive deck and pergola, immaculately landscaped gardens and lush green grass create the ultimate space for relaxing or hosting gatherings. Around the side, the raised children's play fort and sand pit provide a safe and private play space. The added space for parking a trailer, boat, or caravan provides extra convenience and versatility.

On its footsteps, enjoy fishing, walking or riding bikes around the waters edge, bush walks, Point Hut crossing for a summer dip on these hot summer days. Nestled in a peaceful setting with native birdlife, this immaculate modern home is stylish, beautifully appointed with nothing else to do but move in and enjoy your new lifestyle. The amazing location in a family friendly neighbourhood is waiting for another family to enjoy.

Don't miss your chance to call this stunning retreat yours-contact us today to arrange a viewing!

Key features:

- 3 Bedroom | 2 Bathroom | 2 Car Garage
- Spacious open plan living, opening to the entertaining area
- Stunning outdoor covered entertaining area with a high-pitched pergola, merbau timber deck and plenty of room for an outdoor lounge, table, barbeque and even a hammock.
- Perfectly positioned dining area close to the kitchen
- New modern kitchen with plenty of bench space, cupboards, gas cooktop, stainless steel oven, the perfect space for the chef in the family to enjoy cooking the family meal.
- The large master bedroom has a walk-through robe, fully renovated ensuite and a tranquil view to the rear garden and reserve.
- The two other bedrooms are a generous size, both with built in robes.
- The renovated main bathroom is tastefully appointed with quality fixtures and a deep bath to enjoy at the end of a long day.
- Modern laundry with bench space, two clothing hampers and overhead cupboards.
- Around the side you will find three raised vegetable gardens and a hills hoist to dry your washing all year round.
- Hidden around the back of the house is a children's fort and sandpit, providing hours of outdoor entertainment.
- Keep comfortable all year round with a reverse cycle ducted heating and cooling system, or enjoy the radiant heat only a slow combustion fireplace can provide to keep the family warm and cosy in the winter.

Other features:

- Hardwood timber floors throughout the dining room and kitchen
- Carpeted bedrooms and lounge room
- Ceiling fans throughout
- LED lighting
- Ducted heating and cooling Daikin system
- Oversized Double garage with internal access and remote-control door and high clearance for a 4wd.
- Plenty of storage

- 3-Phase power
- Security system
- 6.6kw solar system
- Automatic lawn irrigation system
- Immaculately landscaped gardens
- Trailer, boat, caravan or extra car space
- Large garden shed 4.5m x 3m
- Vegetable patch
- Nature reserve on your footstep
- Close to the new Gordon dog park (opening in 2025)
- Short walk to Point Hut Pond District Playground with bbq's

Key details:

Unimproved value: \$509,000

Rates: \$2,851*

Land tax (If rented): \$4,677*

Block size: 889 m2

Living size: 153.20 m2

Garage: 57.00 m2

EER: 4.5

Year built: 1993

Disclaimer:

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