

51 Sherwood Circuit, Gordon, ACT, 2906

House For Sale

Thursday, 31 October 2024



THE
PROPERTY
COLLECTIVE

51 Sherwood Circuit, Gordon, ACT, 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Charming Three-Bedroom Home with Outdoor Entertaining and Parkland Views

Upon email inquiry you'll receive the contract of sale, price guide and rental estimate.

Situated on a quiet, locals-only street, this three-bedroom home offers the perfect setting for relaxed living, with direct access to parkland and a private backyard. Whether you're a first home buyer, downsizer, or investor, this property presents a blank canvas ready to be personalised.

Stepping inside, you'll appreciate the bright and inviting atmosphere, enhanced by neutral tones and laminate timber-look floors. The open layout effortlessly connects the living spaces, creating a sense of flow and making the home feel spacious and accessible.

The kitchen, overlooking the backyard, is both practical and welcoming, ideal for preparing meals while keeping an eye on the garden. With ample storage and bench space, it's well-suited for everyday cooking and entertaining.

Each of the three bedrooms provides a peaceful retreat, while the bathroom's thoughtful design ensures convenience for busy households. Two reverse cycle air conditioning split systems offer year-round comfort, catering to all seasons.

Outside, the low-maintenance garden, covered pergola, and designated veggie patch create a delightful outdoor area. A Colourbond fence ensures privacy, while the cat run offers a secure space for pets to enjoy. Off-street parking adds to the home's convenience.

Close to local shops, schools, and public transport, and with parkland at your doorstep, this home balances tranquillity and accessibility. Imagine yourself coming home to this well-maintained retreat, where you can enjoy both comfort and the outdoors.

The Perks:

- A blank canvas for a first home buyer, investor, or downsizer
- Very well maintained and accessible
- Laminate timber-look floors
- Two reverse cycle AC split systems
- Colourbond fencing
- Low-maintenance gardens
- Quiet street for locals only
- Parkland to the rear with access
- Covered pergola and entertaining area
- Off-street parking
- Neutral tones throughout
- Kitchen with clear views of the backyard
- Cat run included
- Designated veggie patch

The Numbers:

Internal living: 94m²

· Balcony or Alfresco: 30m²

· Block Size: 603m²

· Build year: 1991

· EER: 1

· Rates: \$2908p.a

· Land Value: \$527,000

· Rental Estimate: \$550pw