



SOLD



Gordon, 2 Merv Waite Street

We can't Waite to show you through this home

Built during an era of high-quality construction, federation styling and large residential blocks is this beautiful example in Gordon Stage 1. Set on an enormous 1160m2 corner block, this 4 bedroom, 4 bathroom home is filled with character features such as arched windows, ornate cornices, leadlight glass to the entry and terracotta roof tiles. The residence is 232m2 of living space plus a 78m2 garage that fits four cars easily or provides plenty of space for a workshop and a couple of cars.

The kitchen overlooks the family room which in turn provides access to the backyard via sliding glass doors. There is a separate dining room and another living space in the form of a formal lounge room. An pitched pergola provides shelter for outdoor entertaining or hosting a BBQ.

The master suite is enormous and features a 3-way ensuite with bath, walk-in robe as well as its own study/nursery or home office. It is completely segregated from the other



For Sale
\$1,200,000+

View
ljhooker.com.au/CFHHQH

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EER ★★★★★

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bedrooms. All the subsequent bedrooms have built-in robes with 2 bedrooms also having an ensuite and the fourth bedroom able to utilize the main bathroom as its own.

This home is perfect for families with teenagers who all need their own bathroom and is a very rare offering in that respect.

The backyard is flat and bordered by established garden beds while the front yard has a wonderful box hedge sweeping in front of the circular driveway. A second driveway provides more off-street parking and access to the enormous garage.

Features:

- 4 bedroom, 4 bathroom, 4 car garage house on 1160m2 corner block
- Dual driveways including extra-long circular driveway
- Lounge, dining and Family room.
- Extra-large master suite with 3-way ensuite, walk-in robe and study/nursery
- BBQ area covered by pergola overlooking grassed backyard
- Established garden beds
- Off-street parking for a caravan, boat or many, many vehicles
- Federation style features
- Very high Energy Efficiency
- 2 x Reverse Cycle split system air-conditioners
- Gas wall furnace heater

Facts:

- Living size 232m2
- Garage 78m2
- Block 1160m2
- EER 4.5
- Concrete slab floor construction
- Truss roof construction with terracotta tiles

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

More About this Property

Property ID	CFHHQH
Property Type	House
House Size	232 m2
Land Area	1168 m2
EER	4.5

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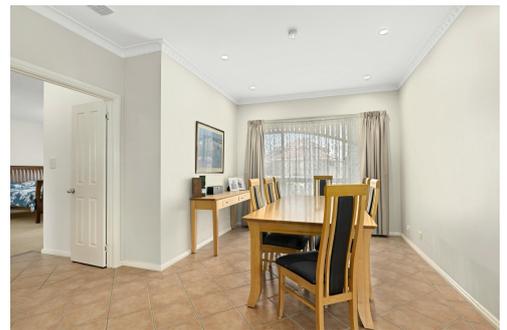
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

2 Merv Waite Street, Gordon

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