



22 Charlton Crescent, Gordon

## Sunsets, space and a fresh start: A family home that's just right

Fresh, welcoming and ready to enjoy, this beautifully updated three-bedroom, two-bathroom home delivers something special. Perfect for growing families seeking space and practicality, it offers flexible living, a generous master and outdoor spaces that will fast become part of your daily routine.

Living spaces that make life easy: From the cosy front lounge to the light-filled family space, this home is designed for real family life. Relaxed and practical, it gives everyone their own space without losing connection. The family zone forms the hub of the home, with a spacious meals area connecting to the fully renovated kitchen, complete with a large stone island bench, great storage and quality appliances.

Outdoor living where the magic happens: Slide open the doors and your living space extends to a beautiful deck positioned to take full advantage of the views across rolling green farmland and spectacular sunsets. This is where you'll spend your weekends, enjoying BBQs with friends and long lunches while kids and pets play on the lawn. There's even a back gate leading directly to walking trails.

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**FOR SALE**  
\$850,000+

**VIEW**  
By Appointment

**AGENTS**  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

A layout that gives you space: The generous master suite sits privately at the front, complete with a walk-in robe, ensuite and its own sunlit courtyard. Two additional bedrooms with built-in robes sit in their own wing, ideal for kids, guests or working from home.

Comfort and convenience, inside and out: With local shops, schools, parks, and nature escapes like Tidbinbilla, the Cotter and Point Hut Pond close by, the location supports an active lifestyle. There's even a dog park nearby for your four-legged family members. If you're ready for your next chapter, you'd better move quick! An updated home with this much on offer will be gone in a flash.

Why you'll love it

- Updated 3 bedroom, 2 bathroom home with fantastic indoor-outdoor living options
  - Light filled front lounge plus spacious family living zone
  - Modern kitchen with stone island, stainless steel oven, gas cooktop, dishwasher and pantry
  - Meals area flowing directly to outdoor entertaining
  - Large covered deck with sweeping farmland and mountain views plus lawn area for kids and pets
  - Private master suite with walk in robe, ensuite and courtyard
  - Two additional bedrooms with built in robes
  - Family bathroom with separate bath and shower
  - Ducted gas heating plus split system air conditioning to living areas, fans in bedrooms
  - NBN fiber to the premises
  - New carpet in bedrooms
  - Quiet family friendly location, close to schools, shops, Point Hut pond and nature reserves
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- Living space: 118m<sup>2</sup>
  - Garage & store: 39m<sup>2</sup>
  - Block size: 367m<sup>2</sup>
  - House built: 1994
  - Rates: \$2,365 per year
  - Land Tax \$3,180 per year
  - EER: 3 stars
  - Rental estimate: \$700-\$750 per week

## MORE DETAILS

Property ID	CUHHQH
Property Type	House
House Size	157 m <sup>2</sup>
Land Area	367 m <sup>2</sup>
EER	3

**Sally McCallum 0410 835 087**

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