



23 Sid Barnes Crescent, Gordon

Expansive Family Living with Multi-Generational Options

Set on a generous 841m² block and offering an impressive 260m² of internal living, this exceptional home delivers space, style, and versatility on a grand scale. With three separate living zones, multiple entertaining options, and a flexible layout ideal for multigenerational living, it's a rare opportunity in one of Gordon's most desirable pockets.

Step inside to discover a sunken formal lounge, a dedicated office or formal dining room, and a huge gourmet kitchen complete with stone benchtops, abundant storage, and quality appliances. The home's heart flows seamlessly to a pergola-covered outdoor space and a low-maintenance backyard, perfect for year-round entertaining.

The enormous master suite is a true retreat, featuring a split system, walk-in robe, honeycomb blinds, and a fully renovated ensuite with a curved bathtub, floating vanity, and elegant finishes. Three additional bedrooms all include built-in robes, while the multi-purpose rumpus room-complete with kitchenette (induction cooktop, dishwasher, rangehood, and stone benchtop)-offers endless possibilities as a 5th bedroom, teenager's retreat, or self-contained space for extended family.

4 3 2

FOR SALE
\$1,175,000+

AGENTS

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Interested parties must rely solely on their own enquiries.

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A family-friendly bathroom offers a separate bath and shower, plus an additional room with vanity for extra convenience. A third brand-new bathroom off the fully renovated laundry adds even more functionality.

Comfort is assured year-round with ducted gas heating, evaporative cooling, and split system in the master, while 18 solar panels help keep running costs low. An oversized garage offers exceptional storage and workshop space.

All of this is just a short stroll from Point Hut Pond, local shops, and Gordon Primary School-making it an outstanding choice for large or growing families.

Key Features:

- 260m²; internal living on 841m²; block
- Three separate living zones plus formal lounge and dining/office
- Huge kitchen with stone benchtops and quality appliances
- Enormous master with WIR, split system, and renovated ensuite
- Multi-purpose rumpus with kitchenette-ideal for 5th bedroom or dual living
- Three bathrooms, including brand new
- Ducted gas heating, evaporative cooling, 18 solar panels
- 52m² Oversized garage with storage/workshop space
- Low-maintenance backyard with pergola
- Walk to Point Hut Pond, shops, and Gordon School

Facts & Figures:

- Living Space: 260m²
- Garage: 52m²
- Block Size: 841m²
- House Built: 1993
- Rates: \$2903 per annum
- Land Tax: \$4270 per annum (if applicable)
- EER: 1.5 Stars
- Concrete slab & truss roof construction

This home blends size, style, and versatility like few others-perfect for those seeking space to live, work, and entertain in comfort.

Disclaimer:

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MORE DETAILS

Property ID	CNKHQH
Property Type	House
House Size	312 m2
Land Area	841 m2
EER	1.5

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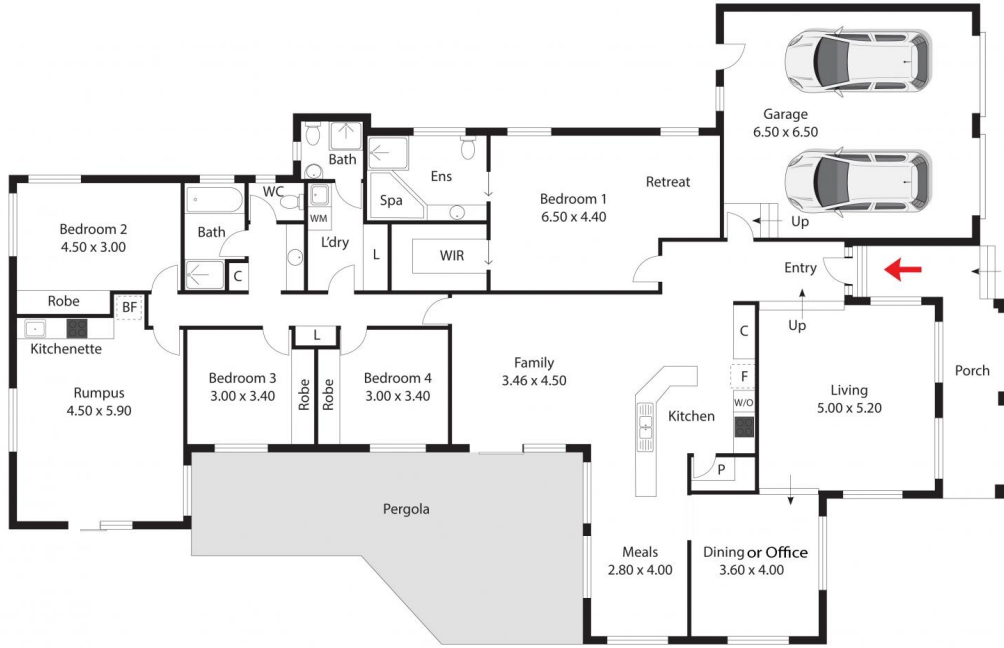
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries

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