



Gordon, 24 Mcgrowdie Place

Best & Final by 2pm 10/4/25

Best & final offer deadline for this property is 2pm Thursday the 10th of April. Please contact Jake Bunday on 0411 367 920 if you are unable to attend our final open home on Wednesday afternoon from 5:15pm - 5:45pm.

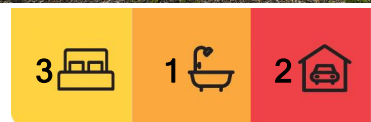
With magical views across the valley, a beautiful backyard, and a home that's as neat as a pin, 24 McGrowdie Place is a spectacular offering to the market.

There are so many great features of this home, but the standout has to be the stunning outdoor area including the elevated deck with breathtaking views and the beautifully manicured and private backyard.

The home itself has been thoughtfully designed with multiple living spaces including an open plan living space that opens out to the deck to take advantage of indoor-outdoor living, a formal dining room, plus an additional front lounge room.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
\$749,000+

View
ljhooker.com.au/358VGCY

Contact
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EER ★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

Living in Gordon means being part of a relaxed and family friendly community with so many local amenities at your doorstep including easy access to Lanyon Market Place, the reserve's scenic walking trails, local cafes, Gordon Primary School and playing fields.

This home is in immaculate condition and is ready for it's next owners to make it their own. Contact Jake or Olivia today to book your next inspection.

Key Features:

- Single level 3-bedroom home in elevated pocket of Gordon
- Multiple living spaces including open plan family living, formal dining room plus an additional front lounge room.
- Great size kitchen with gas cooking, breakfast bar and ample storage & bench space
- 3 light filled bedrooms all appointed with built in robes
- Generous bathroom with bathtub and separate toilet
- Split system air conditioning, ceiling fan and gas wall heater in living spaces plus ceiling fan to main bedroom
- Huge private backyard on 653sqm block
- Spacious deck with sweeping views over the valley
- Generous double garage with plus additional off-street parking

Quick Stats:

- Total internal living: 114sqm approx.
- Block size: 653sqm approx.
- Balcony: 30sqm approx.
- UV (2024): \$448,000
- Year built: 1990
- Rates: \$684pq approx.
- Land tax (investors only): 1173pq approx.

More About this Property

Property ID	358VGCY
Property Type	House
House Size	114 m2
Land Area	653 m2
EER	4
Including	Air Conditioning Balcony Gas Hotwater Tiles Carpet

Jake Bunday 0411 367 920

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Olivia Fairweather 0478 653 447

Licensed Agent | ofairweather@ljhgungahlin.com.au

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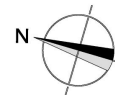
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

24 Mcgrowdie Place, Gordon

Produced by **DIKRIT**