



28 Preddey Way, Gordon

A family home with space to live, play and entertain

A generous 788sqm block, expansive backyard and comfortable four-bedroom floorplan come together to create an inviting family home in the established surrounds of Gordon Stage 1.

One of the real highlights is the backyard. Beautifully established and offering an impressive expanse of level lawn, there is plenty of room for children and pets to play, weekend cricket matches, entertaining friends or simply enjoying the outdoors. The covered entertaining area provides a natural extension of the home and an ideal spot for relaxed family gatherings and summer barbecues.

The lawn is planted with Santa Ana Couch, a hardy and relatively low-maintenance turf that naturally becomes dormant through Canberra's cooler months before returning to its lush green appearance as the weather warms. The established gardens and mature plantings provide a lovely sense of privacy and make the outdoor spaces both attractive and practical.

Inside, the home offers a well-designed layout with separate living and dining areas providing plenty of flexibility for a growing family. The formal lounge is spacious and filled with natural light, with two

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FOR SALE

\$1,039,000+

VIEW

Sat 26th Sep @ 1:00PM - 1:30PM

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distinctive arch-shaped niches adding character, while the adjoining dining room provides a welcoming setting for family dinners or entertaining.

The kitchen sits at the centre of the home and combines functionality with plenty of warmth and character. Generous bench space and a good-sized pantry provide excellent storage, while the freestanding oven and cooktop and dishwasher make everyday living easy. A picture window overlooking the backyard brings the outdoors into the heart of the home.

The adjoining family room provides a generous second living space and a comfortable place for everyone to unwind. During Canberra's cooler months, the wood-burning fireplace adds warmth and ambience, creating a cosy setting for evenings at home.

Positioned separately at the front of the home, the master bedroom enjoys a sense of privacy and features a bay window, walk-through wardrobe and ensuite. Three further bedrooms are serviced by the main bathroom.

Year-round comfort is well catered for with ducted gas heating and evaporative cooling, while the wood-burning fireplace provides an additional source of warmth and plenty of atmosphere in winter.

Practicality continues outside with a double garage offering additional workshop or storage space, as well as roller-door access through to the backyard. A separate garden shed provides additional storage for tools and equipment.

Located in the sought-after Gordon Stage 1, the home is conveniently positioned close to Gordon Ponds, local shops, schools and public transport. With generous indoor and outdoor living spaces, an established backyard and a practical family-friendly layout, this is a home that offers plenty of room to enjoy today and into the future.

Property features

- Four-bedroom family home on a generous 788m² block
- 173m² of living space + 47m² Garage
- Expansive, level backyard with established gardens
- Santa Ana Couch lawn, naturally dormant during winter
- Covered outdoor entertaining area
- Formal lounge and separate dining room
- Spacious family room with wood-burning fireplace
- Functional kitchen with dishwasher and freestanding oven/cooktop
- Master bedroom with bay window, walk-through wardrobe and ensuite
- Three additional bedrooms, two with built-in wardrobes
- Main bathroom and separate laundry
- Ducted gas heating
- Evaporative cooling
- Double garage with additional workshop/storage space
- Roller-door access from garage to backyard

Facts & Figures:

Living: 173m²

Garage: 47m²

Block: 788m²

Rates: \$2,634 per annum

Land tax (if rented): \$3,670 per annum

UCV: \$360,000

Year built: 1991

EER: 2.5

Disclaimer:

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MORE DETAILS

Property ID	D0DHQH
Property Type	House
House Size	220 m2
Land Area	788 m2
EER	2.5

Sally McCallum 0410 835 087

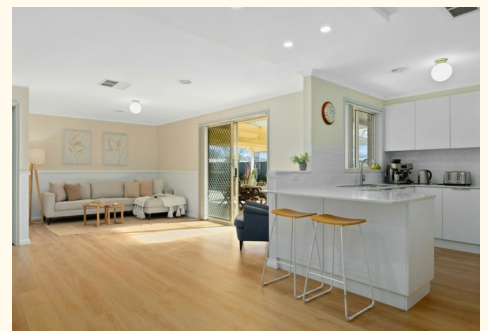
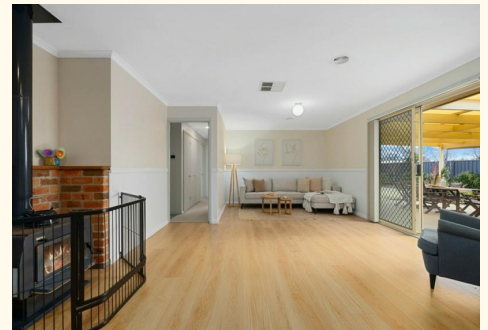
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

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