



32 Charlton Crescent, Gordon

## Modern Lifestyle & Perfect Location, backing nature reserve.

Positioned in a quiet and family-friendly street and backing directly onto peaceful reserve, this well-maintained three-bedroom home offers space, privacy and a fantastic lifestyle opportunity in Gordon.

Designed for comfortable everyday living, the home features high ceilings throughout which enhance the sense of space and natural light across the living areas. The functional floorplan provides separate living and dining zones, creating a practical layout well suited to young families.

At the centre of the home, the kitchen is well equipped with updated appliances, along with a double sink and ample storage. It connects easily to the living spaces, making meal preparation and family time effortless.

Accommodation includes three well-sized bedrooms, all complete with built-in robes and carpet for comfort. The bathrooms have been tastefully refreshed with updated cabinetry and sinks, offering a clean and modern feel while remaining highly practical for daily use.

3 2 2

**FOR SALE**  
\$799,000 - \$849,000

**VIEW**  
By Appointment

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Interested parties must rely solely on their own enquiries.

**LJ Hooker**

Stepping outside, the covered pergola provides the perfect space for weekend BBQs and outdoor dining. The backyard is a standout feature, backing directly onto reserve to create a private and peaceful setting with no rear neighbours - ideal for kids to play and for families to enjoy the outdoors.

Additional features add to the home's functionality, including reverse cycle heating and cooling for year-round comfort, a private courtyard off the laundry, generous internal storage and a double garage with additional storage space.

Conveniently located close to local parks, schools and shops, this tidy and welcoming home presents an excellent opportunity for first home buyers, young families or investors looking to secure a property in Canberra's south.

**Features:**

- Backing directly onto peaceful reserve (no rear neighbours)
- Quiet, family-friendly street location
- High ceilings enhancing space and natural light
- Functional floorplan with separate living and dining areas
- Well-equipped kitchen with updated appliances and ample storage
- Three bedrooms, all with built-in robes
- Two bathrooms, one with separate toilet
- Tastefully refreshed bathrooms with modern finishes
- Covered pergola ideal for outdoor entertaining
- Private and secure backyard, perfect for families
- Reverse cycle heating and cooling
- Internal laundry
- Private courtyard off laundry
- Double garage with additional storage space
- Close to schools, parks and local shops
- Excellent potential to further update or personalise

**Key Figures: (approximations)**

EER: 4

Rates: \$625.59pq

Land Tax (for investors): \$945.41pq

Residence: 118.10 sqm

Garage & Store: 45.60 sqm

Block Size: 367 sqm

UV: \$ 319,000 (2025)

Year Built: 1995

**Disclaimer:**

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



## MORE DETAILS

|               |                                  |
|---------------|----------------------------------|
| Property ID   | 1UK7FMF                          |
| Property Type | House                            |
| EER           | 4                                |
| Including     | Built-in-Robes<br>Secure Parking |

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