






5/14 Thurgood Court, Gordon

3  1  1 

Easy-Care Living with Mountain Views - Ideal First Home or Downsizer

FOR SALE
\$649,000 +

AGENTS

Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
0422415008
emma.irwin@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

Positioned on the edge of a quiet and well-maintained complex in Gordon, this inviting, north facing townhouse offers a fantastic opportunity for first home buyers, downsizers or investors seeking comfortable, low-maintenance living in a peaceful setting. Inside, the home welcomes you with a light-filled living area that flows through to a spacious family and dining zone, creating a relaxed and functional layout for everyday living. The practical kitchen provides generous bench space, good storage, gas cooking and dishwasher, making meal preparation simple and enjoyable.

Accommodation includes three well-proportioned bedrooms, two with built-in robes, including a segregated main bedroom with convenient, ensuite style access to the two-way bathroom. The thoughtful layout, combined with a separate toilet and good-sized laundry, ensures excellent functionality for both individuals and families.

Step outside and enjoy the peaceful surrounds from the rear deck, where elevated views towards the surrounding mountains create the perfect spot to relax with a morning coffee or unwind at the end of the

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.



day. The easy-care courtyard and gardens provide a private outdoor space without the upkeep of a larger yard.

Comfort has also been enhanced with the addition of solar panels, ducted gas heating and evaporative cooling, ensuring energy efficiency and year-round climate control.

Located close to everyday conveniences, the home is just minutes from local schools, public transport and the shops and services of Lanyon Marketplace, while nearby parkland and walking trails provide excellent opportunities to enjoy the outdoors.

Move straight in and enjoy the lifestyle this welcoming home offers, with the added bonus of a quiet position and beautiful outlook.

Features:

- Edge position within a peaceful, well-maintained complex
- North facing townhouse ideal for first home buyers or downsizers
- Light-filled living area flowing to family and dining space
- Practical kitchen with gas cooking, dishwasher, ample storage and bench space
- Segregated main bedroom with two-way bathroom access
- Built-in wardrobes to two bedrooms
- Ducted gas heating and evaporative cooling for year-round comfort
- Solar panels for improved energy efficiency
- On demand gas hot water
- Full Perimeter Security Cameras
- Rear deck capturing lovely mountain views
- Easy-care courtyard and gardens with garden shed
- Single carport plus additional designated car space
- Close to local schools, transport and Lanyon Marketplace
- Surrounded by nearby parks and walking trails

Land size: 290m² (approx.)

Living size: 101m² living + 18m² carport (approx.)

Rates: \$505.82 p.q (approx.)

Land tax: \$673.75 p.q (approx.) (only if rented)

Body Corporate: \$512.35 p.q (approx.)

Construction: 1994

EER: 2.5 stars

MORE DETAILS

Property ID	JTXH5W
Property Type	House
EER	2.5

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

Emma Irwin 0422415008

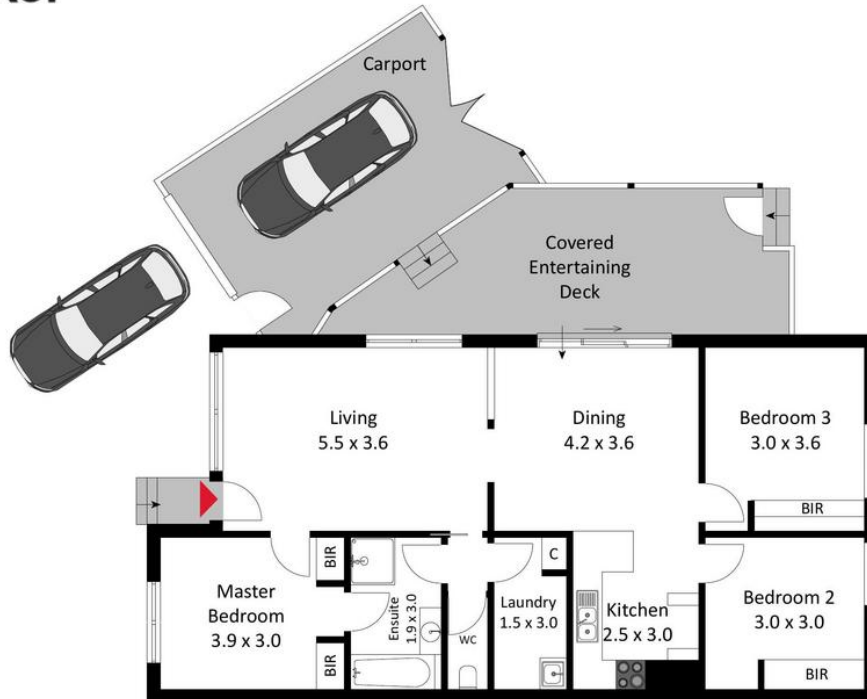
Sales Consultant to Jane Macken |
emma.irwin@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au





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.

5/14 Thurgood Court, Gordon