



Gordon, 8/13 Sherwood Circuit

Sleek and Stylish Townhouse

Combining space and style, this modern townhouse offers a sophisticated lifestyle in a stunning garden setting. Nestled in a charming boutique complex, you've got schools, shopping, parks and recreation on your doorstep. It's the perfect package for young families and professionals seeking a cut above the rest, or savvy investors looking to build their portfolio.

The living space oozes low key luxury with floating floors and sleek design illuminated by large double windows. Budding chefs will love the gourmet kitchen with 40mm stone benchtops and stainless-steel appliances, while the stunning black glass splashback and feature lighting over the dining area create an edgy feel. Down the hall, two spacious bedrooms feature built-in robes, and are serviced by a large modern family bathroom with a sumptuous spa bath.

Both the front and back gardens are an oasis for entertaining or relaxing. The front garden



For Sale
\$540,000+

View
ljhooker.com.au/CE6HQH

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EER ★★★★★

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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.

is lush and private, with a pristine lawn surrounded by mature plants. The rear entertaining terrace includes an undercover area perfect for sunset drinks with friends surrounded by landscaped gardens brimming with ferns and views out over Gordon playing fields with direct access straight from your back gate.

Enjoy a real sense of community, with walking paths out your back gate and a short stroll to local schools and Lanyon Marketplace where you'll find an enviable selection of great cafes, food, shopping and supermarkets. This townhouse is a rare find that won't last long. Don't miss this fantastic opportunity, make it yours today!

Features

- Spacious light-filled 2-bedroom, 1-bathroom townhouse
 - Stunning open plan living and dining space with large windows and stylish decor
 - State-of-the art kitchen with 40mm stone bench tops, stainless steel dishwasher, oven and gas cooktop and soft close cabinetry.
 - Stunning front gardens and private rear courtyard opening onto Gordon playing fields
 - Two large double bedrooms with built-in robes
 - Spacious family bathroom with separate spa bath and shower
 - Split system heating and cooling
 - Single garage with internal access, plus additional driveway parking and two guest spots at the front Nearby parks, playing fields and great schools with Lanyon Marketplace a short walk
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- Living space: 83m²
 - Garage: 20m²
 - Block: 264m²
 - Complex built: 1991
 - Rates: \$2337 per year
 - Land tax: \$3277 per year (if applicable)
 - Body corporate: \$542.25 per quarter
 - EER: 3.5 Stars

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



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More About this Property

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|----------------------|--------------------|
| Property ID | CE6HQH |
| Property Type | House |
| House Size | 83 m ² |
| Land Area | 264 m ² |
| EER | 3.5 |

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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.

8/13 Sherwood Circuit, Gordon

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