

1/8 Edmond Close, Gilmore, ACT 2905

CARTER + CO

Townhouse For Sale

Wednesday, 27 March 2024

1/8 Edmond Close, Gilmore, ACT 2905

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Sam Howes

0435899461

Offers Over \$739,000

Nestled within a boutique development of only three townhouses, this meticulously crafted residence presents an unparalleled opportunity for comfortable, contemporary living. Ideally positioned in a sought-after location, this property offers the perfect blend of convenience, privacy and comfort. Words from the owner "Edmond close is friendly, quiet and safe cul-de-sac and this home has all the benefits of a standalone house. It's a huge bonus that every room has large windows that give a sense of privacy looking on to the established gardens/ trees. In addition to a generous double garage, there is ample parking directly out the front. You can look out into the garden directly from the kitchen window (handy to be able to watch the kids playing while making meals!) The aspect of the house couldn't be more perfect. Soft morning sun in the master bedroom and lounge, and cool afternoons. With natural light in every room throughout the day. Ideal for entertaining and evening bbqs." Featuring a functional kitchen with quality appliances including externally ducted range hood, 4 burner gas cook top, oven, Blanco dishwasher and double bowl sink. Impressive energy efficiency rating of 6 stars which is the maximum rating for residential properties, when required this home comes equipped with ducted heating and split system heating and cooling to the living area and master bedroom. With vacant possession this is the perfect opportunity for someone looking to downsize or a first home buyer looking to secure a quality home. Be sure to reach out as soon as possible a home of this caliber won't last long! Key Features: + North/ East aspect + Segregated master bedroom with walk in robe and ensuite + 2 additional bedrooms both with built in robes + Corner position with only one common wall + Engineered timber floors to kitchen and living area + Bathtub + Separate toilet + Undercover alfresco + Quality brick/ timber fence + Large low maintenance courtyard + 2000L water tank + 2 car garage with side by side parking + Ducted heating + Split system AC to living area and master bedroom + Low body corporate fees Location (below figures are approximate): + 800m to Chisholm shopping precinct (Coles, Aldi and multiple dining options) + 450m to Gilmore oval + 10 minutes' drive to South Point Shopping precinct + 8 minutes' drive to Erindale + 20 minutes' drive to Canberra City Statistics (below figures are approximate): + Block size: 274m² + Internal living: 116m² + Garage: 38m² + Build complete: 2016 + EER: 6 + Land rates: \$2,350 per annum + Land Tax: \$3,061 per annum + Body corporate: \$1,876 per annum