

103A Gilmore Crescent, Garran, ACT 2605

Sold House

Sunday, 13 August 2023



103A Gilmore Crescent, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 136 m2

Type: House



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Contact agent

A truly rare chance to acquire a unique dual occupancy with an impressive floor plan in a desirable location within a stroll to the local shops. Over 136m² (approx) of living with generously sized bedrooms and massive open-plan living spaces leading out to an array of simply stunning alfresco entertaining areas. A very generously sized main bedroom has its own walk-in wardrobe and ensuite bathroom and the remaining two bedrooms all have built-in wardrobes. At the hub of the home and overlooking all living spaces is a fully equipped kitchen. Year-round comfort is guaranteed with both ducted under floor gas heating plus multiple reverse cycle air conditioning units throughout. Easy care gardens surround the home and offer plenty of privacy and natural shade for the North facing outdoor entertaining area. Other features include single lock up garage, off street parking and only a short stroll to the local primary school and popular Garran shops. A fantastic opportunity, inspection highly recommended. Other features: * 3 bedroom dual occupancy residence of 136m² (approx) * Extended and restyled throughout * New carpet throughout * Freshly painted internally * Open-plan design maximising the atmosphere of light and space * Updated kitchen with stainless steel, electric appliances and stone bench tops * Private split level timber deck area connects living to bedroom wing * Main bedroom with walk-in wardrobe and ensuite bathroom * Built-in wardrobes to remaining 2 bedrooms * Bright main bathroom with separate WC * Ducted under floor gas heating * Multiple reverse cycle air conditioning units * Large separate laundry with adjacent service courtyard * Comfort glass windows * Single garage with auto door * Stroll to Garran Primary School, Canberra Hospital and Garran shops Rates: \$3,403 pa Land tax: \$4,710 pa EER: 1.0 Living: 136m²