

# 16 Australie Place, Gilmore, ACT 2905



## House For Sale

Wednesday, 20 March 2024

16 Australie Place, Gilmore, ACT 2905

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 875 m2**

**Type: House**



Adam Heading



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**\$875,000+**

Heading Home Properties is proud to bring to market 16 Australie Place Gilmore, this immaculate three-bedroom home is situated on a huge 875m<sup>2</sup>(approx.) land holding. Positioned in a family orientated neighborhood close to public transport, the property offers access to a number of playgrounds, local schools, shops and is only a short drive to the South Point, Chisholm and Erindale centres for all of your shopping need. This home would be perfect for a growing family to move in with nothing to do but enjoy. Accommodation includes three good sized bedrooms, all with built-in-robos. The renovated kitchen offers functionality for the chef of the home, plenty of bench space, loads of storage and quality appliances. The formal and informal living areas are ideal for family living and entertaining. The quality of this property doesn't stop inside, the exterior of this home is something to marvel at. Fully manicured landscaping out the front and back all connected to an irrigation system making life easy. The concrete driveway has been extended at the front of the home and continues around back giving you extra parking for boats, caravans or larger vehicles. The property is fully fenced creating the perfect place for kids and pets to play freely. A converted four car garage provides a wonderful and versatile space to do as you please, playroom, teenagers retreat, gym, home business, the area has loads of storage, power, split system for heating and cooling, kitchenette, ensuite and is fully lined and insulated. And if that's not enough the home is still under a solar contract for approximately 15 more years. Say goodbye to those expensive power bills.

**FEATURES\*** Immaculate three bedroom home\* Large functional kitchen with ample storage and quality appliances\* Generous living areas\* Neat and well-presented throughout\* Four car converted garage, additional tandem carport and plenty of additional lockable storage\* Appealing 875m<sup>2</sup> level block (approx.) that has been tastefully landscaped\* Ducted reverse cycle air conditioning throughout\* 3 phase power, 2100-watt solar infrastructure and solar hot water with timer-controlled booster switch\* Secure and enclosed backyard\* Convenient location close to amenities\* 4000 litre water tank and pump\* Rare native plants\* Hybrid graphite flooring\* Solar contract for approximately 15 years