

28 Gilmore Crescent, Garran, ACT 2605

House For Sale

Thursday, 25 April 2024



28 Gilmore Crescent, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 442 m2

Type: House



Brett Hayman
0411414624



Martin Faux
0421593602

\$1,150,000 +

An outstanding opportunity is now available for the astute buyer to secure this immaculate North facing dual occupancy. Situated in the popular and sought after suburb of Garran, this stunning home offers a flexible single level floor plan to suit most lifestyles without compromise. Relax and unwind in rich tranquility with full height glass doors opening to reveal a seamless indoor-outdoor living experience. Carefully chosen fixtures and finishes create a luxury feel in every room, while generous open-plan design increase spaciousness. Designed to capture outstanding fresh natural breezes throughout the living spaces, leading you to the modern kitchen featuring custom cabinetry, gas cooktop, high quality appliances and stone benchtops. Plantation shutters throughout the home further create the warm ambiance. Accommodation is provided by three oversized bedrooms, two with built in robes and the spacious master is complete with ensuite bathroom. Internal access to the generous double garage completes the picture. Indulge in a lazy morning coffee or wine in the evening in your private North facing courtyard or enjoy a short stroll to playing fields or reserve, all within minutes to Garran shops, schools and cafes. Canberra City and Woden town centre are less than ten minutes away. Great value, never last long so be sure to inspect. Additional features:- Large living spaces with full-height, double glazed sliding doors opening to generous courtyard- Combination of tiles and carpet throughout the home- Designer kitchen with stone benchtop, custom joinery, gas cooktop- Three bedrooms, main with ensuite bathroom- European laundry- Ducted gas and reverse cycle split system unit to living and ceiling fans to all bedrooms- Plantation shutters throughout - Internal access to the double garage- North facing front courtyard EER: 3.0 Land Size: 442m² (approx) Living Size: 123m² (approx) Rates: \$3,905 pa (approx) Land Tax: \$5,615 pa (approx) Building insurance: \$1,300 pa (approx, shared with the 28A)