

30 Louisa Lawson Crescent, Gilmore, ACT 2905

House For Sale

Thursday, 29 February 2024

30 Louisa Lawson Crescent, Gilmore, ACT 2905

Bedrooms: 3

Bathrooms: 1

Area: 740 m2

Type: House



Betty Wark
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Offers Above \$679,000

Betty Wark from McIntyre Property is proud to present 30 Louisa Lawson Crescent Gilmore which is beautifully maintained and ready and waiting for lucky new owners. Set in a lovely, quiet section of Gilmore and tucked away discreetly from the street, you will discover the perfect blend of space, comfort, and tranquillity in this exquisite residence which is perfectly presented and nestled on an expansive 740m² North facing block. With a generous 108m² of updated, light filled, internal living space and well-established gardens, this home offers the ultimate retreat for those seeking peace and serenity and who wish to simply move in, put up their feet and embrace their lovely new home and lifestyle. Enjoy ample space to spread out and relax with 108m² of internal living area, providing comfort and versatility for everyday living and enhanced by lovely floating floors in the living areas and plush carpet in the bedrooms. Comfort is provided by reverse-cycle split system air conditioner in the living room, ensuring perfect temperatures year-round. Adding an extra layer to keep the summer heat at bay you will find ceiling fans in the living room and all three bedrooms. You will love the day/night blinds which are fitted to all windows, and you can rest easy with security screens mounted to exterior doors, providing peace of mind and enhanced protection for your home. Retreat to your own sanctuary with segregated bedrooms, offering privacy and comfort for all members of the household. Enjoy the convenience of built-in robes in all three bedrooms, providing ample storage space and keeping your belongings organized and easily accessible. You will experience luxury and style in the updated bathroom, featuring modern fixtures and finishes for a touch of sophistication. Benefit from the flexibility of having two separate living areas, providing ample room for relaxation and entertainment and configure them to suit your lifestyle. The lounge room is located at the front of the home while the stunning, functional and very modern kitchen has been remodelled, with updated appliances to become an eat-in kitchen. It offers ample bench and storage space, and gives you the opportunity and room to be able to enjoy preparing and cooking the meals together while chatting at the end of the day. Accessed from the open plan kitchen is the spacious covered outdoor area where you can entertain family and friends in style. It is simply ideal for alfresco dining, barbecues, or simply relaxing amidst the beauty of the outdoors. Well established gardens surrounding the property, creating a serene ambiance and a picturesque backdrop for outdoor enjoyment and offer an abundance of room for any outdoor activity that you might wish to undertake. Gilmore is a very prestigious suburb and 30 Louisa Lawson Crescent has the added benefit of being located just a hop skip and a jump from public transport, schools and the fabulous Chisholm shops. Added to the desirability of the location is the very quick proximity to Isabella Drive which is a major arterial road which will take you just about anywhere that you wish to go. Features Include:

- Beautifully presented and maintained home
- 108m² internal living on a 740m² North facing block
- Updated and modernised to include an eat in kitchen
- Gorgeous kitchen with ample prep and storage space
- Spacious, separate living area at the front of the home
- New floating floors in the living and carpet in bedrooms
- Large, segregated main bedroom with built in robes
- Two minor bedrooms, both good sizes, both with robes
- Reverse-cycle split system air conditioner in living room
- Day/Night blinds and ceiling fans throughout the home
- Security screens to exterior doors for peace of mind
- Enjoy the peaceful, spacious, covered, outdoor area
- Large, easy care block with well established gardens
- Located close to all amenities including Chisholm Shops
- Offering easy access out of the suburb via Isabella Drive

Outgoings & Property Information: Living size: 108 sqm Block size: 740 sqm UCV: \$457,000 Rates: \$2,689.00 per annum Land tax (if rented): \$4,298.00 per annum Year Built: 1985 EER: 4.0 Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.