

30 Rischbieth Crescent, Gilmore, ACT 2905



Sold House

Monday, 14 August 2023

30 Rischbieth Crescent, Gilmore, ACT 2905

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 836 m2

Type: House



Cameron Cleary
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Tony Barker Barker
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\$870,000

Welcome to 30 Rischbieth Cres, an exceptional property tucked away in the tightly held suburb of Gilmore. This beautifully renovated residence offers a comfortable and stylish lifestyle, complete with 3 bedrooms, 2 bathrooms, and a large double garage that provides ample parking and storage space. Step inside and be greeted by the charm of this home, perfectly complemented by an array of modern features and finishes. The open-plan living area boasts a bright and airy atmosphere, with plenty of natural light filtering through, creating a warm and welcoming ambiance. The fully renovated kitchen serves as the heart of the home, featuring sleek cabinetry, high-quality appliances, and ample bench space for culinary enthusiasts. Prepare delicious meals with ease while engaging with family and friends in the adjacent dining area. This property has undergone substantial upgrades to ensure your comfort and sustainability. The roof has been refurbished with R5 bats, contributing to energy efficiency and insulation throughout the home. Additionally, the large 12.5kw solar system allows for reduced energy costs and a minimized carbon footprint. The main bedroom offers a private sanctuary, complete with an ensuite bathroom for your convenience. 2 additional bedrooms are well-proportioned and ideal for guests or a growing family. The main bathroom has also been tastefully updated to reflect modern design trends. Step outside to discover the generous 836m² block, featuring manicured gardens that create a tranquil and serene setting. The huge outdoor entertaining area beckons gatherings with family and friends. Additional features of this remarkable property include a large garden shed for extra storage space and the convenience of a double garage with ample room for vehicles, tools, and equipment. Situated in Gilmore, this tightly held suburb offers a peaceful neighborhood with easy access to amenities and nearby parks. Whether strolling through the local shops or enjoying the serenity of the surrounding nature reserves, this location boasts a serene and convenient lifestyle. Don't miss the opportunity to own this exquisite home in Gilmore. Contact us today to arrange a private viewing and experience the luxurious renovations, beautiful gardens, and relaxed living that await you at 30 Rischbieth Cres, Gilmore.

- Large segregated Living areas.
- Updated kitchen and bathrooms.
- Ducted heat transfer, wood fire heating and ceiling fans.
- Double car accommodation with additional storage.
- Huge outdoor entertaining area overlooking lush lawns and gardens.
- 115m² of internal living
- Rates per annum: \$2,713 pa
- Anticipated Rental Return: \$640 - \$660/week
- Land Tax (investors only) per annum: \$4,355pa