

## House For Sale

Tuesday, 14 May 2024

36 Willoughby Crescent, Gilmore, ACT 2905

Bedrooms: 3

Bathrooms: 2

Area: 1031 m<sup>2</sup>

Type: House



Zac Morris

0432141648

**\$825,000+**

My new owners will love:-  
• Lovely, elevated location with stunning mountain views  
• Perfect aspect for privacy and stunning natural light throughout  
• Fabulous, expansive block of 1031m2 offers endless potential  
Elevated, unique and location perfect, this beautiful three-bedroom ensuite home enjoys a stunning outlook over the Brindabellas and offers gorgeous light filled living year round. Perfectly aspected to maximise privacy and natural light, it is truly a pleasure to live in. On the ground floor the family room and kitchen is the perfect space to relax and unwind. Complete with north facing floor to ceiling glass, a gorgeous outlook and high ceilings - it is a special space. The second storey has extensive north facing windows and has been cleverly designed to capture the stunning mountain views. Beautiful with endless potential, this home will be perfect for young families and first home buyers looking to enter the market. If you have been searching something special, be sure to inspect 36 Willoughby Crescent, Gilmore. My features:  
• Beautiful, combined dining and informal living space, nice outlook and ceiling fan  
• Lovely upstairs living space, filled with natural light and beautiful views  
• Spacious and neutral kitchen with great bench and cupboard space, Smeg dishwasher and quality Belling Cook Centre with fabulous features  
• Segregated main bedroom with ensuite bathroom  
• Generous secondary bedrooms include built in robes  
• Solar system installed for reduced utility bills  
• Large circular driveway offers extensive off street parking options  
• Expansive rear garden with potential to extend or further improve  
• Wonderful location with bus stop right at your door step and just a short walk to the Chisholm Shopping precinct  
My specifics:  
Living size: 127m2  
Block size: 1031m2  
EER: 2.0 stars  
Land value: \$580,000  
Rates: \$3,071 p/a  
Land tax: \$5,181 p/a