

4/34 Luffman Crescent, Gilmore, ACT 2905



Townhouse For Sale

Wednesday, 24 April 2024

4/34 Luffman Crescent, Gilmore, ACT 2905

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Townhouse



Sandra Maciunas

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\$550,000+

Enjoy the lifestyle of ground floor townhouse living. Fabulous for downsizing with no stairs and backing onto a walking / cycling path. Located in a small complex of only six, this low maintenance home has plenty to offer. The entry opens to a spacious, light filled study. An ideal place for working from home, or a fold out lounge for when the grand children sleep over or both! The lovely modern kitchen with large stone bench tops, dishwasher and plenty of storage is sure to impress and overlooks the open plan meals and lounge area with access to the rear yard. The home has a large master bedroom with built in robe and ensuite, and a guest toilet / powder room off the entrance hall. Other features include split system air conditioning, space for a veggie garden, pets and outdoor relaxation. Lock up garage with remote roller door and secure internal access. - Enclosed rear yard with access to walking paths- Flat level home with no stairs- Small complex- Stone Bench tops and modern appliances- Enjoy the sunlight flooding in the windows- Ample storage and convenient European laundry - Large study- Spacious Master bedroom with Built in Robe and Ensuite- Guest powder room- Garage parking with internal access- Close to Chisholm Shops and Gilmore Primary School- Close to Childcare- Backs onto Gilmore Neighbourhood Oval and walking paths

Living: 75sqm
Garage: 21 sqm
Block size: 205 sqm
Rates: \$2,315 p/a
Land Tax: \$3,095 p/a if required
Body Corporate: \$678 per quarter
EER: 3.5

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