

42 Emily Bulcock Crescent, Gilmore, ACT 2905

House For Sale

Friday, 29 March 2024



42 Emily Bulcock Crescent, Gilmore, ACT 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 803 m2

Type: House



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Auction 20/04/2024

Situated in a peaceful pocket of the ever-popular Gilmore, this home radiates northern sun through the side of the home and into all of the living areas. Fully renovated & sitting on a flat & large 802m² block, the home was renovated with the highest standard of inclusions & perfect for the growing family or savvy downsizer. The well-appointed kitchen boasts soft close drawers & offers a 40mm stone waterfall edge benchtop, large 900mm Gas cooktop, plenty of storage & stainless steel appliances, perfect for the chef at heart. The kitchen also adjoins the family/ meals area to create an open plan that leads out to the enormous covered entertaining alfresco space. Ready for the family & friends BBQ's, just be sure to buy enough food & drinks. The main bedroom boasts a generous walk in robe with custom cabinetry & an ensuite which includes large modern tiling & a semi frameless shower screen. The extras continue with all other bedrooms inclusive of built in robes with mirrored sliding doors & drawer banks. Enjoy winter warmth and summer cool, with a ducted inverter reverse cycle heating & cooling system along with gas instantaneous flow hot water. The car enthusiast will be delighted to see the extra-large double garage with extra parking underneath the sail. With Chisholm shops at your doorstep offering café, restaurants living close by will be a great help. Inspect today.

The Perks:

- Northern aspect to side of home
- 40mm waterfall edge stone benchtop to kitchen
- 900mm gas cooktop and appliances
- 20mm stone bench to laundry
- Full height tiling in bathroom
- Ducted inverter reverse cycle heating/cooling
- Soft close drawers to kitchen and laundry
- Camera monitor system to front door
- Mirrored wardrobe sliding doors
- Drawer banks in all rooms
- Semi frameless shower screens
- Covered & tiled alfresco area
- Gas & power point to alfresco area
- Extra large double garage with sail

The Numbers:

- Total internal living: 158m²
- Total block size: 802m²
- Rates: \$3,071 per annum approx.
- Land Tax: (only investors) \$5,181 per annum approx.
- Build: 1986
- EER: 3.5 stars