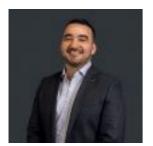
42 Emily Bulcock Crescent, Gilmore, ACT 2905 House For Sale



Friday, 29 March 2024

42 Emily Bulcock Crescent, Gilmore, ACT 2905

Bedrooms: 4 Bathrooms: 2 Parkings: 2 Area: 803 m2 Type: House



Elie Aoun 0428645940

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 sailThe 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