

5 Luffman Crescent, Gilmore, ACT 2905

House For Sale

Thursday, 26 October 2023

5 Luffman Crescent, Gilmore, ACT 2905

Bedrooms: 4

Bathrooms: 2

Area: 665 m2

Type: House



Mark McCann

\$950,000+

The ultimate property for a large or multigenerational family, or those seeking an impressive work-from-home space, this sensational home is sure to tick all the boxes. Boasting four bedrooms, two bathrooms, a fabulous entertaining area and a converted garage, the home is located in the tightly held suburb of Gilmore, just moments from shops, arterial roads and a short stroll to the local Primary School. The home has been well cared for with plenty of potential for you to move in and update over time to create your dream home. The floorplan provides a thoughtful design, with a central kitchen that overlooks the adjoining family and meals area plus a spacious, separate lounge room. Each of the four bedrooms are a generous size, three of which include built in robes. The fourth bedroom is located separately, making it ideal for use as a study, guest room or even a formal dining. To help with rising energy costs, there is an impressive 6.6kw solar system with 22 panels allowing you the privilege to heat and cool your home guilt free. There is a reverse cycle unit located in the lounge room, plus the home has ducted gas heating, a feature sure to be cherished throughout the cooler months. For those who love to entertain, or simply spend time outdoors, there is a fabulous timber deck that spans from the family room, over to the garage, seamlessly connecting the two spaces. The covered pergola makes it ideal for all weather use and the space overlooks the garden so you can relax while you watch the kids playing. The current owners have embraced the culture of working from home, with a converted garage that is adaptable to a variety of purposes. With insulated walls and double-glazed sliding doors, there is a kitchenette and bathroom, with space to furnish as you please to best suit your needs. There is plenty of potential to develop this space into a self-contained granny flat in the future, subject to approvals.

- Generous home in tightly held suburb of Gilmore
- Two living spaces, central kitchen with breakfast bar
- Four bedrooms, three with robes, three-way bathroom
- R/C unit in lounge, ducted gas heating, solar panels
- Landscaped yard, fabulous covered entertaining deck
- Converted garage with bathroom and kitchenette
- Potential to develop into granny flat with approvals
- Walk to school, close to shops and arterial roads