

60 Rosman Circuit, Gilmore, ACT 2905

MY MORRIS

Sold House

Thursday, 12 October 2023

60 Rosman Circuit, Gilmore, ACT 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Contact agent

My new owners will love: - My expansive block size of over 1300m² offering endless potential - My whisper-quiet and sought-after location with mountain views - My fabulous energy efficiency rating of 4.5 stars - My immaculate condition with above average building report

Beautifully presented and immaculately maintained, we are proud to present 60 Rosman Cct, Gilmore to the market for the very first time. A testament to the area, it has been home to the current owners for the past 36 years. Nestled within a tranquil and closely-held enclave of the suburb, enjoy the convenience of proximity to schools, the nearby shopping hub, and easy access to major arterial roads leading to Fyshwick, Canberra City, Tuggeranong, and Woden. Positioned on a 1312m² plot, this residence offers wonderful potential for expansion, including the possibility of extending or adding a swimming pool. Astute buyers can seize the opportunity to benefit from impending zoning modifications, which may allow for future subdivision (SCA)

As you enter, it is evident that the home has been meticulously cared for and is shown in pristine condition. Bright and filled with abundant natural light, the spacious layout has been masterfully designed to encompass distinct living areas for the entire family, while seamlessly merging indoor and outdoor spaces. The rear garden is a stunning sight, complete with lush evergreen and deciduous plantings, creating an expansive, meticulously groomed, and secluded haven. Enclosed by colorbond fencing, the area provides ample secure room for children and pets to play and explore. At its heart lies a custom-built treehouse, which will undoubtedly captivate the youngsters, offering a shaded retreat with enchanting mountain vistas.

My features include:

- Masterfully built in 1987 by Bisa Construction
- Positioned in a tightly-held pocket of the suburb
- Located close to schools and the local shopping precinct
- Expansive block with wonderful potential to extend or further improve
- 6.9kw solar system installed in 2018
- Updated kitchen with marble benchtop, new Miele oven, new Siemens induction cooktop, integrated Bosch dishwasher
- Two separate living areas and allocated dining space
- Generous main bedroom with built in robes and ensuite
- Spacious secondary bedrooms all include built in robes
- Family bathroom with separate toilet and IXL tastic
- Ducted gas heating, ducted Ventis system and 2x split system units installed for year round comfort
- External blinds installed for energy efficiency and privacy
- Alarm system installed for peace of mind
- Expansive covered pergola - perfect for entertaining year round
- Large double garage with automatic roller doors and additional off-street parking available
- Generous garden shed for external storage

My specifics: Living size: 160m² Garage: 39m² Block size: 1312m² EER: 4.5 stars Year built: 1987 Rates: \$2,866 p/a (approx.) Land tax: \$4,713 p/a (if rented) Heating and cooling: ducted gas heating, multiple split systems and ventis system Insulation: R-1.5 wall insulation and R-3.0 ceiling insulation