

7/17 Luffman Cresent, Gilmore, ACT 2905



Sold Townhouse

Thursday, 15 February 2024

7/17 Luffman Cresent, Gilmore, ACT 2905

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 103 m2

Type: Townhouse



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Auction: Wednesday, 13th March at 6:00pm Location: LJ Hooker Canberra City Auction HQ Price guide: \$549,000+ Welcome to your perfect start in property ownership or a comfortable downsizing option at 7/17 Luffman Crescent, Gilmore! Built in 2010, this residence is an excellent choice for both first home buyers looking to enter the property market and downsizers seeking a cozy and manageable living space. The thoughtful design of this home includes an open-plan living layout, creating a warm and inviting atmosphere. Boasting two bedrooms and two bathrooms, it's an ideal fit for those starting their homeownership journey or downsizing to a more manageable space. Well-designed areas ensure both comfort and functionality, making it a compelling option for both demographics. Step into the inviting enclosed courtyard, offering a charming outdoor retreat perfect for unwinding, hosting gatherings, or simply enjoying a low-maintenance lifestyle. Location is a key highlight, and 7/17 Luffman Crescent excels in this aspect. Positioned in a fantastic spot, residents can enjoy proximity to walking trails, ovals, schools, and convenient shopping options. The accessibility to these amenities enhances the overall lifestyle, making it an even more appealing choice for both first home buyers and downsizers. This property represents more than just a house; it's a fresh start and a place to call your own. With modern construction and a fantastic location, it serves as the perfect foundation for first home buyers or a comfortable downsizing option for those looking to simplify without compromising on quality. Don't miss out on the chance to unlock the door to your new beginning at 7/17 Luffman Crescent, Gilmore. Features:- Open plan- Reverse cycle split system- Fantastic location close to schools, walking trails & shops- Secure front courtyard- Single car garage with internal access + second car space- European laundry- Lots of storage- Main bedroom with walk-in-robe & ensuite- Gas cooking- Instant hot water Rates: \$2,269 p.a. approx. Land Tax: \$3,029 p.a. approx. Body Corporate: \$1,967 pa approx. EER: 6 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.