

# 13 Fenston Place, Gilmore, ACT, 2905

## House For Sale

Friday, 18 October 2024



THE  
PROPERTY  
COLLECTIVE

13 Fenston Place, Gilmore, ACT, 2905

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Lisa Harper

0467977708

## Charming Home Backing Reserve in Quiet Cul-de-Sac Location

Nestled in a peaceful cul-de-sac, this delightful home is set on a generous 812m<sup>2</sup> block and surrounded by a welcoming family-friendly neighborhood. Oozing charm and warmth, it's clear this home has been lovingly cared for, making it the perfect place for your family to create new memories.

In addition to its inviting atmosphere, the property features a garage currently converted into a granny flat with its own bathroom—a wonderful bonus that can easily be restored to a 4-car garage if desired.

Inside, enjoy spacious lounge, dining, and living areas, along with an updated kitchen equipped with gas cooking, a dishwasher, and ample storage. Cozy up by the slow combustion fireplace or relax with the comfort of freshly polished timber floors, split reverse cycle heating and cooling, and instantaneous gas hot water.

The outdoors offer a professional basketball half-court and a covered pergola for year-round entertaining. With a 6.6KW solar system, the property backs onto a scenic reserve and Gilmore Paddocks, while being close to schools, shops, and transport links with easy access to the Monaro Highway.

This home combines tranquility, space, and convenience—don't miss this unique opportunity!

The perks:

- Formal and informal living spaces with additional dining area
- Updated kitchen with gas cooking, dishwasher, and ample storage
- Slow combustion fireplace
- Freshly polished timber flooring
- Split reverse cycle heating and cooling
- Instantaneous gas hot water
- Professional Basketball half-court
- Covered pergola
- Garage granny flat conversion with bathroom
- 6.6KW Solar
- Backing Reserve and Gilmore Paddocks
- Located in a quiet cul-de-sac in an established suburb
- Close to schools, shops, and transport links
- Easy access to the Monaro Highway

The numbers:

- Build: 1986
- Block: 812m<sup>2</sup>
- Living: 121.50m<sup>2</sup>
- Garage/granny flat: 72m<sup>2</sup>
- Carport: 23.70m<sup>2</sup>
- EER: 1.5
- UV: \$500,000 (2023)
- Rates: \$2,860 p/a
- Land Tax (investment only): \$4,697 p/a
- Rental Estimate: \$690 - \$720 per week