

27B May Maxwell Crescent, Gilmore, ACT, 2905

LUTON

House For Sale

Thursday, 19 September 2024

27B May Maxwell Crescent, Gilmore, ACT, 2905

Bedrooms: 3

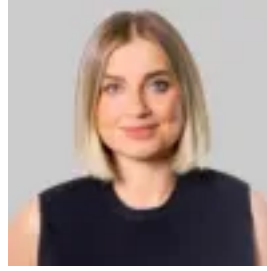
Bathrooms: 2

Parkings: 1

Type: House



Richard Luton
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Sophie Luton
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Recently constructed, single level residence

In a delightful setting, a great example of dual occupancy design excellence with two separate houses on one block and no adjoining walls, ensuring privacy and space. 27B is discreetly positioned at the rear of the block and was recently constructed in 2023. A contemporary light-filled design with open-plan living, and a northerly aspect opening onto the private and easy-care courtyard. The kitchen with stone benchtops, soft-closed cabinetry, under cabinet lighting, and stainless-steel European appliances overlooks the courtyard. The main bedroom has a walk-in-robe and ensuite. An additional two bedrooms with built-in-robos and the main bathroom featuring a separate large bath and European laundry. Other features include ducted reverse cycle heating and cooling, double glazed windows, LED lights and a 3,000 litre water tank. Complete with a single garage with automatic door and internal access and additional car space for a second car. A perfect first home, investment property or easy-care downsizing option. A very short walk to Gilmore oval, Gilmore Primary School and Chisolm Shopping Centre with all your amenities, including Coles, Aldi, medical centre, gym and more. Easy access to main transport routes with bus connections direct to the city or Tuggeranong. Features: Recently constructed in 2023 Double glazed windows Ducted reverse cycle heating and cooling 3,000 litre water tank LED lights Separate utilities No Body Corporate fees (only joint property insurance) Northerly aspect (living, dining and kitchen) Engineered Blackbutt Timber floors Open plan living room with sliding door access to the private entertainment terrace Kitchen with stone bench tops, electric stainless steel appliances and dishwasher Bedroom one with walk-in-robe Ensuite Bedroom two with built-in-robe Bedroom three with built-in-robe Bathroom featuring premium large bath, shower and European laundry Single garage with automatic door and internal access Wrap around terrace/gardens with entertainment deck Well-fenced Easy-care garden with automatic sprinkler system Private, easy-care offering Walk to Gilmore oval, primary school and Chisolm Shopping Centre Short drive into Tuggeranong Town Centre Short drive to Monaro Highway to get into Parliamentary Triangle, Fyshwick or the City EER: 6 Land rates: \$2,434 Land size: 297m² approx Living area: 110m² approx Disclaimer: Whilst all care and quality has been taken to ensure accuracy in the marketing material no warranty can be given. Floorplan measurements may not be to scale and should not be relied upon.