

**46 Henry Melville Cres, Gilmore, ACT, 2905**



**House For Sale**

Thursday, 18 July 2024

46 Henry Melville Cres, Gilmore, ACT, 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## **Immaculate family home in convenient location**

Nestled on a large 776sqm block is this immaculate, freshly painted, three bedroom home.

The practical floor plan has a formal lounge and dining room plus a separate family room. At the heart of the home is the kitchen, which is equipped with an electric cooktop, freestanding oven and plentiful storage and bench space.

The three bedrooms are all good sized and each are fitted with built in robes. The master bedroom has direct access to the bathroom.

The home is serviced by the two way bathroom with separate tub and shower, plus a separate toilet.

For year round comfort this family home is fitted with a reverse cycle air conditioning unit and a near new hot water system.

Step outside to enjoy the fenced backyard, complete with an expansive lawn, covered outdoor entertaining area, and a garden shed for additional storage.

The property offers an oversized carport with more than enough room for two cars plus abundant off street parking, there is ample space for all your vehicles and storage needs.

Positioned in a convenient location, this home is only moments to local parks, schools, shops and public transport.

- Living: 129.5sqm
- Carport: 40.2sqm
- Block: 776sqm
- Built: 1986
- UV: \$412,000 (2023)
- Rates: \$2,510pa approx
- Land Tax: \$3,881pa approx (Investors only)
- EER: 1.5

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.