

**47 Gilmore Crescent, Garran, ACT, 2605**

LUTON

**House For Sale**

Thursday, 21 November 2024

47 Gilmore Crescent, Garran, ACT, 2605

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## **Sensational opportunity at 47 Gilmore Crescent – RZ2 core zoning.**

A much loved home for the last 25 years – with a solid 3 bedroom residence on a beautiful 898m<sup>2</sup> land offering. A property that will appeal to many buyers, those looking for a property to call home in a very sought after area; close to local schools, Canberra hospital and Woden Westfield. Also very appealing to those wanting to potentially redevelop the block and take advantage of the 898m<sup>2</sup> block, RZ2 zoning and northerly aspect to the side – with the ability to perfectly accommodate two residences – one at the front and one at the back (subject to council approval). The property itself has a beautiful mid-century design across two levels with three bedrooms, two bathrooms, living spaces, main kitchen and additional rooms. Exceptional car accommodation with a single garage in the main house, plus a large double garage at the rear of the property with additional off-street parking. The flat level back garden offers a beautiful private space and features a stunning tree the current owner planted 25 years ago. A property that ticks all the boxes for many buyers with size, location and zoning. Features: RZ2 core zone 898m<sup>2</sup> block Owned by the current owner for 25 years Beautiful level block with northerly aspect to the side Block 21m width and 43m depth Great block to put two town residences – one in front of the other to both take advantage of aspect Metres from the Garran shops & Canberra Hospital Mid-century design Upper level: Open-plan living room Hardwood timber (Tasmanian oak) floors throughout Kitchen with dishwasher and gas cooking Three bedrooms all with built-in-robres Main bathroom with shower, bath and toilet Reverse cycle unit Ducted gas heating Lower level: Bathroom Laundry Room with kitchenette Room with built-in-robres Additional spacious room Storage room x 2 Single garage Further features: Large double garage Additional off-street parking Securely fenced garden Outdoor toilet Large level back garden Land size: 898m<sup>2</sup> approx UCV: \$985,000 approx Land Rates: \$4569 EER: 1 Level 1 - residence - 121m<sup>2</sup> approx Lower level - 60m<sup>2</sup> approx Garage - 34m<sup>2</sup> approx Detached garage - 48m<sup>2</sup> 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