

61 Gilmore Crescent, Garran, ACT, 2605

House For Sale

Thursday, 28 November 2024



61 Gilmore Crescent, Garran, ACT, 2605

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Chris Wilson
0418620686



Jack Wilson
0402367713

Affordable Charm in Prime Garran Location

Conveniently located directly adjacent to the vibrant Garran shopping centre and with a bus stop outside your front door, 61 Gilmore Crescent could be your opportunity to enter the Garran real estate market.

Privately tucked away behind a lovingly cared for and mature garden is this cherished 3-bedroom family home. The home offers formal lounge, separate dining and a family meals area that opens onto the covered back verandah that overlooks the easy-care backyard. All bedrooms are spacious, and two have built in robes.

The home is exceptionally well presented and will allow you to move in immediately as there is nothing to be done inside or outside.

Benefits of the home include:

- Extra convenient location adjacent to the local shops
- Bus stop across the road
- Close to Canberra Hospital
- Children can walk to Garran Primary School without crossing the road
- Double garage
- Ducted gas heating
- 2 reverse cycle air conditioning systems
- Available for immediate occupation

UCV: \$878,000

Block Size: 739m²

Living Area: 142m² (approx.)

Year of Construction: 1967

EER: 2.0

Outgoings:

General Rates: \$1,161 p/qtr (approx.)

Land Tax (investors): \$2,376 p/qtr (approx.)

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