

# 91B Gilmore Cres, Garran, ACT, 2605

## House For Sale

Thursday, 31 October 2024



91B Gilmore Cres, Garran, ACT, 2605

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jack Wilson  
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Chris Wilson  
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## North-Facing, Single Level Townhouse in the Heart of Garran

Nestled in one of Woden's most sought-after areas, this beautifully refreshed, north-facing townhouse offers the ultimate in single-level living. Expansive open-plan spaces are bathed in natural light, with large windows and sliding doors that flow effortlessly to a private, sunlit courtyard—a perfect blend of indoor and outdoor living.

The generously sized kitchen, featuring an island bench and breakfast bar, is a true centrepiece, designed to delight cooking enthusiasts and entertainers alike. With a generous gas cooktop, dishwasher, and plenty of storage, it's the ideal setup for family life and hosting guests.

Privacy is assured, with lush hedges surrounding the property, while a spacious main bedroom with ensuite and walk-in robe ensures luxurious comfort. Two additional bedrooms come with mirrored built-in robes, all enjoying ample natural light. The family-friendly layout includes a full-sized bathroom, laundry, separate toilet, and a large double garage with internal access.

Set back from the street and in a location that is the epitome of convenience, you will be assured the gold standard of public schooling options with Garran Primary School only 750m down the road. The vibrant Garran Shops is mere metres away in one direction where many of your most important amenities are located and less than 1km in the other direction is the ever-expanding Canberra Hospital.

With nothing left to do but move in, unwind, and enjoy all that Woden and Garran has to offer. This amazing opportunity is sure to appeal the savvy downsizer not wanting to compromise on space, growing family taking advantage of excellent schooling options or a professional couple looking to future proof the years ahead that might see a dynamic of two, become more.

### Features:

- Prime location, set back from the street
- North aspect with private courtyard
- Large open-plan living
- Generously sized kitchen with gas cooktop and ample storage
- Ducted electric air conditioning and gas heating
- Instant gas hot water + instant electric hot water in Kitchen
- Extra-large double garage with remote and internal access
- Honeycomb blinds adding to energy efficiency
- Spacious main bedroom with ensuite and WIR, mirrored BIRs in additional bedrooms
- Generous lawn area for pets or play
- Catchment area and close proximity to Garran Primary School
- Very close proximity to Garran Shops and Canberra Hospital

UCV: \$979,000 (\$548,000 as 56% entitlement)

Block Size: 532m<sup>2</sup> (approx.)

Living Area: 152m<sup>2</sup> (approx.)

Year of Construction: 2004

EER: 5.5

### Outgoings:

General Rates: \$1,139 p/qtr (approx.)

Land Tax (investors): \$1,797 p/qtr (approx.)

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