



7 Gilmore Crescent, Garran




Sophisticated Family Living in the Heart of Garran

Positioned in one of Woden Valley's most prestigious pockets, 7 Gilmore Crescent presents a rare opportunity to secure a striking modern residence where architectural elegance meets everyday family functionality.

Spread across two thoughtfully designed levels, this home offers multiple living spaces, expansive accommodation, and premium finishes throughout, ideal for families seeking refined comfort in a blue-chip location.

As you step inside, you're greeted by clean lines, natural light, and an immediate sense of space and sophistication. The open-plan kitchen, living, and dining area forms the heart of the home, with direct access to a covered alfresco entertaining zone, ideal for seamless indoor-outdoor living year-round.

The designer kitchen is complete with a walk-in pantry, island bench, and quality appliances, perfect for home cooks and entertainers alike. To the front, a separate lounge room provides a quiet retreat or media zone, while a practical layout includes a private master suite with spacious walk-in robe and luxury ensuite, a generous laundry with external access and adjacent powder room & internal access to a

4  2  2 

FOR SALE
By Negotiation

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

secure double garage and additional storage room

The upper level is dedicated to family living and privacy, offering three oversized bedrooms, each with built-in robes, a sleek, central bathroom with bath and separate WC, a kids' rumpus/study zone, ideal for homework, play or a teenage retreat & multiple linen closets and clever storage solutions.

Perfectly positioned just moments from Garran Primary School, The Canberra Hospital, Woden Town Centre, and local parklands, this exceptional residence offers a rare opportunity to secure a family home of high calibre in one of Canberra's most prestigious suburbs. This home is the perfect blend of luxury and lifestyle, offering unmatched comfort and convenience in one of Garran's most tightly held streets.

Whether you're a growing family or discerning buyer looking for a turn-key residence, 7 Gilmore Crescent is modern living at its finest.

- Stunning design in superior location
- Ducted reverse-cycle heating and cooling for year-round climate control
- Induction cooktop and quality stainless steel appliances
- Covered alfresco area, perfect for outdoor dining and entertaining
- Ducted vacuum
- Double garage with remote entry, internal access & separate storage room
- Master suite on ground floor; ideal for multigenerational living or downsizers
- " Abundant built-in storage and linen closets throughout
- " Stylish, contemporary finishes and a neutral colour palette to suit any décor
- Low-maintenance landscaped surrounds for easy outdoor living
- Currently rented at \$930 per week until 23rd July 2026

EER: 5.5
Rates: \$ 1,108.06pq (approx.)
Strata: \$ N/A
Land Tax: \$1,706.36pq (approx.)
Block size: 449sqm (approx.)
Internal Living: 177.05sqm (approx.)
Outdoor Living (Alfresco): 11.44sqm (approx.)
Garage size: 36sqm (approx.)
Year Built: 2020

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



MORE DETAILS

Property ID	1U4MFMF
Property Type	House
House Size	177 m2
Land Area	449 m2
EER	5.5
Including	Study Air Conditioning Ducted Cooling Ducted Heating Toilets (1) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

Samuel Thompson 0412 300 774

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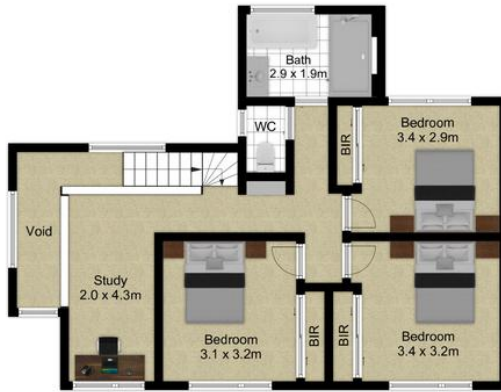
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First Floor



Ground Floor



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Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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