



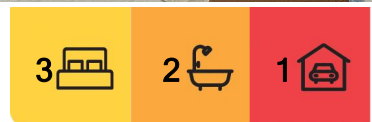
Gilmore, 18 Aronson Crescent

Unlock the potential of this classic home

Perfectly positioned on a generous 848m² block, this family home offers a brilliant opportunity for first home buyers and investors alike. For sale for the first time, with 3 bedrooms, 2 bathrooms and multiple living areas, it's the perfect foundation to move in, renovate or develop the block whether you're starting out, building your portfolio or looking for a family-friendly project.

Ready to add value: This is a property that grows with you. Renovate, extend or build to max your capital growth or create a second income stream. With a wide frontage, side access and RZ1 potential, the large flat block offers potential for a second dwelling (subject to approval) up to 120m², making this a smart long-term investment.

Space and flexibility for growing families: The floorplan offers plenty of space for busy family life with a separate lounge, dining and family room, all filled with natural light from large floor-to-ceiling windows. The family room is cozy with an electric fireplace, while the



For Sale
\$780,000+

View
By Appointment

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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

EER ★★★★★

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retro-style kitchen is in mint condition with plenty of bench space and storage. There's room for everyone to spread out and loads of potential to update over time.

Space to rest and unwind: The master bedroom features built-in robes and a private ensuite. Two more bedrooms are perfect for kids, guests or a home office. The large backyard is a secure and leafy space for kids and pets, and a great spot to unwind with family on the covered pergola. There's endless room to extend the living space, create an outdoor entertaining area, or even add a pool.

Walking distance to great schools and the Chisholm shops with supermarkets, dining and cafes, and sports club to watch the game with friends, it offers a true family lifestyle. Move quickly, a property with this much potential will get snapped up fast.

Why You'll Love It:

- Original 3-bedroom, 2-bathroom family home on spacious block
- First time for sale for 39 years
- Potential to build a second dwelling, extend, renovate or move straight in
- Spacious separate lounge and dining rooms with floor-to-ceiling windows
- Family room with electric fireplace, perfect for cozy nights in
- Immaculate retro kitchen with electric stove and oven, loads of bench and cupboard space
- Master bedroom with built-in robes and well maintained ensuite
- Two additional bedrooms, one with built-in robe
- Large backyard with mature plants, easy care landscaping and endless opportunities
- Quiet, family-friendly location, close to schools, shopping, dining and more
- Great investment potential for those looking to add value
- Living area: 125.4m²;
- Garage area: 24.5m²;
- Block size: 848m²;
- House built: 1986

More About this Property

Property ID	CMCHQH
Property Type	House
House Size	150 m ²
Land Area	848 m ²
EER	0.5

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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.