

Gilmore, 18 Luffman Crescent

Large Family Home

Auction Location: On-Site

Indulge in an elevated family lifestyle with this expansive property nestled in the sought after suburb of Gilmore. Set on a substantial block in a tranquil street, this home features four bedrooms, three living areas and a sensational outdoor area - ready for you to enjoy. Set in a top location, with space to relax and room to grow, this is a forever home families will fall in love with.

Generous formal and informal living areas ensure versatility for the whole family. The light filled formal lounge and dining areas provide a quiet haven for busy families, while the spacious open plan family room joins the kitchen to create a space for the family to come together. A huge additional rumpus room completes the living space with room for the kids, or big kids to play or as a private home office complete with separate entry.

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For Sale
Auction

View
ljhooker.com.au/BZSHQH

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EER ★★★★★



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LJ Hooker Tuggeranong
(02) 6189 0100

Parents will love the master suite, located away from the other bedrooms featuring a stunning updated ensuite with floor-to-ceiling tiles and a luxurious rain shower. The rest of the family can unwind across three additional double bedrooms, plus the rumpus which can easily be used as a massive fifth bedroom. The fully updated family bathroom boasts sleek tiling and cabinetry, rain shower and separate bath.

Outside the spacious undercover area will ensure your home is the entertainment hub for family and friends for years to come. The large backyard and expanse of lush green lawn provides space for a game of footy or ball with the dog. Framed by no-fuss mature garden beds, it's well established and easy care. The top-notch family location includes nearby primary schools, shops, playgrounds and fast transport links ensuring a quick drive to South.Point Tuggeranong, Erindale Centre and Woden. Take a stroll to the Chisholm shops and enjoy a weekend pastry and coffee. Don't wait, this property will appeal! Get in touch today.

- *Expansive 4 or 5-bedroom, 2-bathroom family home in family friendly location
- *Light-filled north-facing formal lounge, separate dining and family living areas
- *Spacious kitchen with stainless steel oven, electric cooktop, dishwasher and walk in pantry
- *Huge rumpus / 5th bedroom or home office with external entry
- *Spacious covered outdoor entertaining terrace and expansive backyard with mature trees
- *Master bedroom with luxurious ensuite and double built-in robes
- *Beautifully updated family bathroom with separate bath and waterfall shower
- *Ducted reverse cycle heating and cooling with the running cost offset by 8kW solar array
- *Close to schools, Chisholm shops, playgrounds, and nature reserve
- *Double garage plus plenty of off-street parking and side access to yard
- *Internal Living space: 191.46m2
- *Garage: 46.8m2
- *Block size: 832m2
- *House built: 1986
- *Extension 1995
- *Rates: \$3,061.84 p/a
- *EER: 3.5 Stars
- *Rental estimate: \$800.00 to 850.00 per week

Solar Details:

Installed 2022

8.3kW SOLAR SYSTEM

WITH 9.6kWh BATTERY STORAGE

20 415W Risen Energy Titan S Panels

Sungrow Inverter

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



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More About this Property

Property ID	BZSHQH
Property Type	House
EER	3.5

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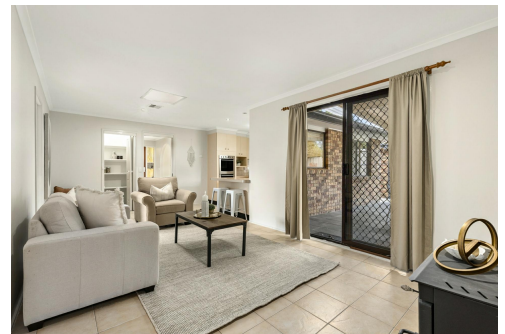
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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