



44 May Maxwell Crescent, Gilmore

4 2 4

## Fully renovated. Elevated luxury. Completely move-in ready.

### AUCTION

Sat 28th Feb @ 2:30PM

### VIEW

Sat 21st Feb @ 12:00PM - 12:30PM

### AGENTS

Sally McCallum

0410 835 087

[sally.mccallum@ljhooker.com.au](mailto:sally.mccallum@ljhooker.com.au)

Andrew Curren

0424 288 717

[Andrew.curren@ljhooker.com.au](mailto:Andrew.curren@ljhooker.com.au)

### AGENCY

LJ Hooker Tuggeranong

(02) 6189 0100

This is a home that feels brand new in every sense. From bathrooms to bedrooms, lounge to living, every inch has been reimagined with stylish interiors, thoughtful design and modern conveniences. The result is a home that's edgy yet welcoming, luxurious yet easy to live in, and ready to enjoy from day one.

Seamless living with light, flow and connection: Open-plan, light-filled living spans the generous lounge into the kitchen, dining and family living zone, where a feature log fireplace anchors the space. Designed for everyday living and entertaining, the space connects to the alfresco via pillarless sliding doors, creating true indoor-outdoor living with views of the surrounding mountaintops.

Statement kitchen made to impress: The centrepiece has to be the state-of-the-art kitchen. A sleek 2.5-metre island is complemented by stone benchtops, premium European appliances, custom cabinetry and plenty of storage. Whether you're hosting friends or managing busy family life, this is a kitchen that works hard while delivering undeniable wow-factor.

Luxurious master and beautiful bedrooms: The luxe master suite

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.

**LJ Hooker**

boasts a huge walk-in robe and showstopping ensuite. With double vanity, dual rain heads and power shower, built-in bench seat, floor-to-ceiling tiles and double skylights, you'll never want to leave. Kids can pick from three more bedrooms, all serviced by a stunning main bathroom with double shower, stone vanity and modern finishes.

A location families love: With the next generation of families moving in, now is a great time to join this thriving community. Chisholm shops, schools, transport and nature trails are all within walking distance, while Tuggeranong Town Centre, Woden and the city are a short drive. A completely updated house of this calibre is a rare find. Move fast to make it your own!

#### Why you'll love it

- Showstopping four-bedroom, two-bathroom fully renovated home in like-new condition
- Light-filled open-plan lounge, living and dining with new floating floors, fresh paint, custom blinds
- Designer kitchen with 2.5m stone island, Smeg 900mm oven, five-burner gas cooktop, Isodrive silent rangehood, integrated Bosch dishwasher, custom cabinetry and undermount stone sink
- Pillarless corner sliding doors opening to covered alfresco with pitched roof, LED lights and ash deck
- Opulent ensuite featuring under-tile heating, triple showerheads, bench seat, double vanity, double skylights and expansive walk-in robe
- Three additional bedrooms with built-in robes, floor-to-ceiling sheers and custom roller blinds
- Stunning main bathroom with under-tile heating, double shower, separate bath and stone vanity
- Large backyard with lush lawns and Colorbond fencing, plus additional 2 car garage/workshop out back
- Double glazing, instant hot water and electric ducted heating and cooling throughout
- Fully updated large laundry with excellent storage
- Extra large garage with 3m ceilings, extra-height and rear doors, plus parking for boat or trailer

- Living space: 180m<sup>2</sup>
- Garage: Approximate 60m<sup>2</sup>
  - Extra 2 car garage/workshop: Approximate 50m<sup>2</sup>
  - Alfresco: 22m<sup>2</sup>
- Land size: 901m<sup>2</sup>
- Original House built: 1986
- Full renovation & extension completed: 2025
- Rates: \$3,281 per annum
- Land tax: \$5,003 per annum (if applicable)
- EER: 7 stars

#### 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.

## MORE DETAILS

Property ID	CSNHQH
Property Type	House
House Size	180 m2
Land Area	901 m2
EER	7

**Sally McCallum 0410 835 087**

Sales Consultant | [sally.mccallum@ljhooker.com.au](mailto:sally.mccallum@ljhooker.com.au)

**Andrew Curren 0424 288 717**

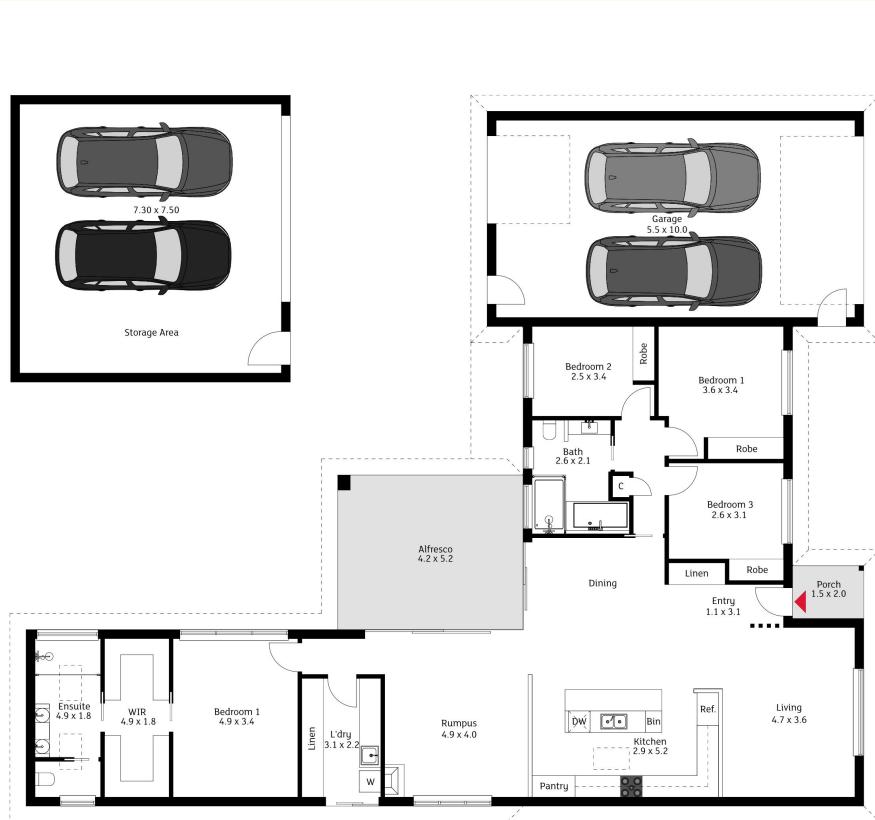
Principal / Franchise Owner | [Andrew.curren@ljhooker.com.au](mailto:Andrew.curren@ljhooker.com.au)

**LJ Hooker Tuggeranong (02) 6189 0100**

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street

[tuggeranong.ljhooker.com.au](http://tuggeranong.ljhooker.com.au) | [tuggeranong@ljhooker.com.au](mailto:tuggeranong@ljhooker.com.au)





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.

44 May Maxwell Crescent, Gilmore



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.

