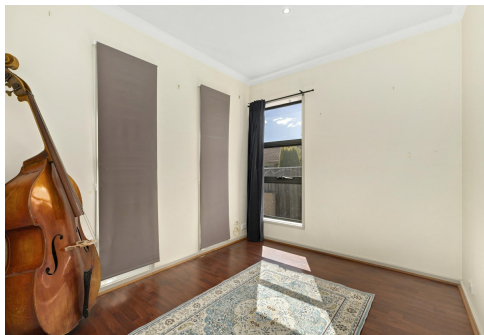




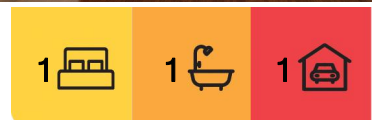
Gilmore, 4/34 Luffman Crescent

1 Bedroom + Study Priced to go!

Enjoy the lifestyle of ground floor townhouse living. Fabulous for downsizing with no stairs and backing onto a walking / cycling path. Located in a small complex of only six, this low maintenance home has plenty to offer. The entry opens to a spacious, light filled study. An ideal place for working from home, situated away from the main living areas.

The lovely modern kitchen with large stone bench tops, dishwasher and plenty of storage is sure to impress and overlooks the open plan meals and lounge area with access to the rear yard.

The home has a large master bedroom with built in robe and ensuite, and a guest toilet / powder room off the entrance hall. Other features include split system air conditioning, space for a veggie garden, pets and outdoor relaxation. Lock up garage with remote roller door and secure internal access.



For Sale
\$489,000+

View
ljhooker.com.au/BZDHQH

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EER ★★★★★

LJ Hooker Tuggeranong
(02) 6189 0100



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.

- Enclosed rear yard with access to walking paths
- Flat level home with no stairs
- Small complex
- Stone Bench tops and modern appliances
- Enjoy the sunlight flooding in the windows
- Ample storage and convenient European laundry
- Large study
- Spacious Master bedroom with Built in Robe and Ensuite
- Guest powder room
- Garage parking with internal access
- Close to Chisholm Shops and Gilmore Primary School
- Close to Childcare
- Backs onto Gilmore Neighbourhood Oval and walking paths

Living: 75sqm
 Garage: 21 sqm
 Block size: 205 sqm

Rates: \$2,315 p/a
 Land Tax: \$3,095 p/a if required
 Body Corporate: \$678 per quarter
 EER: 3.5

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 About this Property

Property ID	BZDHQH
Property Type	Townhouse
EER	3.5
Including	Ensuite Toilets (2)

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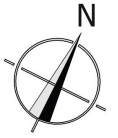
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

4/34 Luffman Crescent, Gilmore

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