







45 Gilmore Place, Queanbeyan West

Space to Live, Room to Grow + studio to create

Welcome to 45 Gilmore Place, a versatile and spacious property offering an excellent combination of comfort, functionality and flexibility for families, first-home buyers, investors or those looking for additional space.

Set on a generous 974m² block, this three-bedroom, two-bathroom home offers a practical layout designed for comfortable family living, complemented by a valuable separate studio that provides even more flexibility for a range of needs.

The home features three well-sized bedrooms and two bathrooms, providing plenty of room for the whole family.

The separate studio is a standout feature of the property, offering a versatile space that can be tailored to suit your lifestyle. Whether you need a dedicated home office, teenagers' retreat, guest accommodation, hobby room, creative studio or additional space for extended family, this separate area provides an excellent opportunity to make the property work for you.

The property is also equipped with a 7.87kW solar array and

3 3 2

FOR SALE
$860,000

AGENTS

Jonathon Stumbles
0418 162 701
jon.stumbles@ljhooker.com.au

Jonathon Stumbles
0418 162 701
jon.stumbles@ljhooker.com.au

AGENCY

LJ Hooker Queanbeyan | Jerrabomberra | Googong
02 6297 3333

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

premium, heavy-duty 27.96kWh Fox ESS solar storage system. This substantial battery capacity is designed to help reduce reliance on the grid, deliver significant potential electricity savings and provide added peace of mind with robust backup power during outages.

Property Features
Three generous bedrooms
Two bathrooms
Separate studio
Spacious and versatile floorplan
7.87kW solar array
Premium 27.96kWh Fox ESS solar storage system
Large carport with comfortable space for two cars
Generous 974m² block
Additional separate studio with ensuite. Ideal for working from home, guests or extended family
Thoughtfully landscaped backyard with zoned areas for entertaining
Established gardens providing a welcoming outdoor setting
Handy storage shed
Flexible layout with plenty of potential
Family-friendly location
Council Rates - $1,161 Quarterly

The two-car carport provides comfortable off-street parking for two vehicles, while the thoughtfully landscaped backyard offers a wonderful combination of space, privacy and functionality. With defined areas for entertaining and relaxing, established gardens and a handy storage shed, the outdoor space is well suited to both everyday living and hosting family and friends.

The impressive solar and battery setup adds another valuable dimension to the property, offering the potential for greater energy efficiency and reduced electricity costs, while the substantial storage capacity provides additional resilience during power outages.

With its combination of generous living, practical features, valuable energy infrastructure, versatile additional space and appealing outdoor areas, 45 Gilmore Place presents an exciting opportunity for buyers looking for a home that can adapt to their changing needs.

Contact Jon Stumbles at LJ Hooker Queanbeyan today to arrange your inspection

MORE DETAILS

Property ID	DN8HXS
Property Type	House
Land Area	974 m2



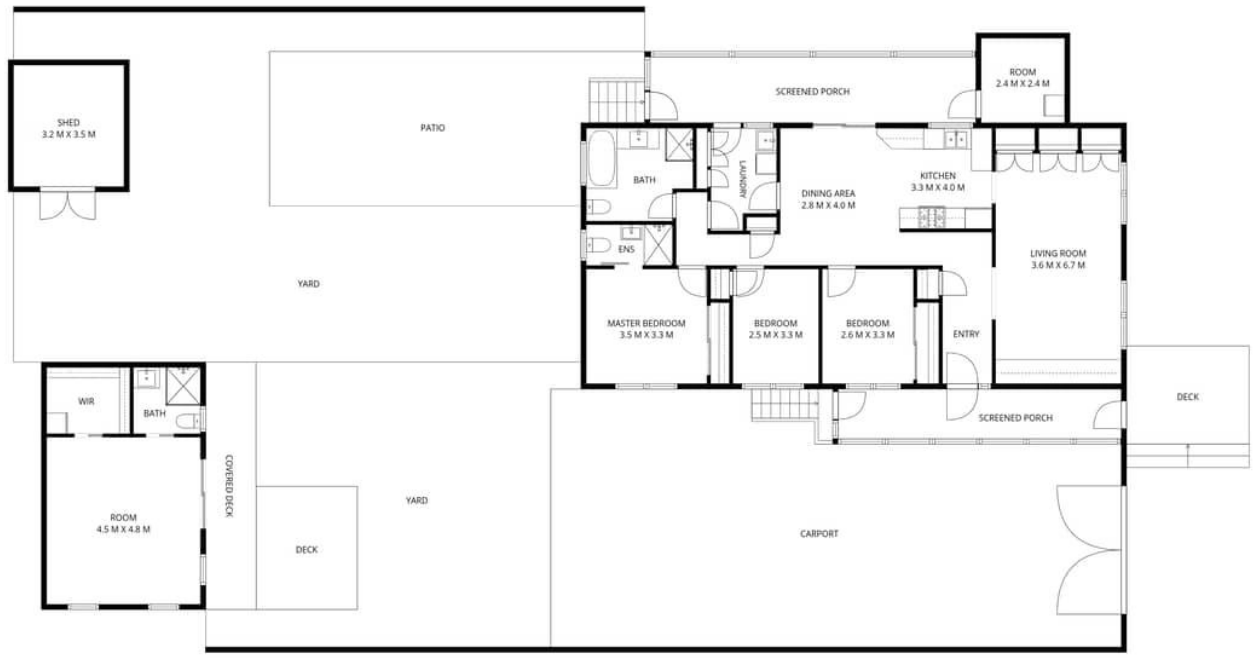




Jonathon Stumbles 0418 162 701
Sales Manager | jon.stumbles@ljhooker.com.au
Jonathon Stumbles 0418 162 701
Sales Manager | jon.stumbles@ljhooker.com.au

LJ Hooker Queanbeyan | Jerrabomberra | Googong 02 6297 3333
20 Monaro Street, QUEANBEYAN NSW 2620
queanbeyan.ljhooker.com.au | qbn@ljhooker.com.au

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.



45 Gilmore Place, Queanbeyan West

Approx. total area: 152m² N

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.
The information herein is gathered from sources we believe to be reliable.

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.