



11 Wyn Gilmour Court, Strathnairn

SUSTAINABLE LIVING WITH SPECTACULAR VIEWS

READY BUILT BY RAWSON HOMES

With construction fully complete, you can enjoy your brand-new home sooner than you thought - secure yours today and get ready to settle in!

Full turnkey home with landscaping and driveway
Fixed price with no additional or unexpected costs
Secure with only a 5% deposit
Built by a reputable builder with over 45 years' experience
Peace of mind with warranties and maintenance period included
All homes independently assessed for quality

SUSTAINABLE LIVING MEETS PREMIUM DESIGN AND COMFORT
Designed with comfort, efficiency and liveability in mind, this 7-star energy-rated home delivers premium single-level living or investment opportunity with a strong environmental focus.

Set in a thoughtfully planned estate, the home offers direct access to a park and features four bedrooms, two bathrooms, and light-filled open-plan living spaces designed to maximise natural ventilation and thermal performance.

4  2  2 

FOR SALE

\$1,350,000

VIEW

Thu 25th Jun @ 4:00PM - 4:30PM

AGENTS

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AGENCY

LJ Hooker Kippax

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

A designer kitchen with huge butlers pantry connects seamlessly to dining and living zones, which open out to a covered alfresco ideal for year-round entertaining. With vaulted ceilings, a separate laundry, and double garage, this home balances architectural form with everyday function in a truly future-focused community.

FEATURED INCLUSIONS

40mm stone benchtops with waterfall ends to kitchen
20mm stone benchtops to bathrooms
90cm SMEG appliances inc. electric induction cooktop, thermoseal oven, and concealed undermount rangehood
SMEG freestanding dishwasher
SMEG built-in microwave with grill
Ducted air conditioning
Floor-to-ceiling ceramic tiles in bathrooms
Manicured gardens developed by landscape architects
Driveways

HORIZON HILL - SUSTAINABLE LIVING WITH SPECTACULAR VIEWS

Horizon Hill is a boutique community atop one of the highest points in Strathnairn, offering architecturally designed homes with panoramic views of the Murrumbidgee River and Brindabella range. Located within Ginninderry Canberra's most sustainable masterplan each residence combines eco-efficiency, modern design and access to nature, trails and planned local amenities.

SURROUNDED BY SCHOOLS

MacGregor Primary School (P6) approx. 2.3km / 4min drive
Kingsford Smith School (Preschool/Year 10) approx. 2.5km / 5min drive
Hawker College (K12) approx. 4.3km / 6min drive
Belconnen High School approx. 5.1km / 7min drive
University of Canberra approx. 9.0km / 10min drive

CONVENIENTLY CONNECTED

Free Strathnairn loop bus service pick-up within estate
Kippax Fair Bus Interchange approx. 4.2km / 6min drive
Murrumbidgee pedestrian & cycle bridges within estate vicinity
Belconnen Town Centre approx. 6km / 8min drive
Canberra CBD approx. 13km / 15min drive

SHOPPING CLOSE TO HOME

Kippax Fair Shopping Centre approx. 4.2km / 6min drive
Wake in the Hills cafs & shops (Holt) approx. 3.5km / 5min drive
Belconnen Westfield & dining precinct approx. 10.8km / 12min drive
Future Ginninderry village shops & parkland within growing masterplan

HEALTHCARE WHEN YOU NEED IT

Holt Medical Centre approx. 3.2km / 5min drive
Totally Smiles Dental, Holt approx. 4.3km / 6min drive
Holt Physiotherapy Clinic approx. 3.2km / 5min drive
Calvary Private Hospital Bruce approx. 9.5km / 12min drive
Canberra Hospital, Garran approx. 13km / 15min drive

DISCOVER THE BEST IN OUTDOORS LIVING

Horizon Hill hilltop park (planned lookout & walking paths) bordering the estate
Paddy's Park recreation precinct approx. 1.0km / 2min walk
Ginninderry conservation corridor trails within estate's green edge
Burns Belconnen Golf Club approx. 2.0km / 4min drive
Murrumbidgee River foreshore & picnic areas approx. 3.5km / 6min drive

DISCLAIMER

Photographs, artist impressions and other pictures in this listing are for illustrative purposes only and may show fixtures, fittings or finishes which are not supplied by Rawson Homes, or which are only available in some Rawson Homes designs or when selected as inclusions above the standard inclusions for a particular design. This may include landscaping and outdoor items, floor coverings, doors, furniture, kitchen, bathroom, light fittings, electrical fittings and decorative items, which are shown as examples only. Please refer to your Tender for specific details of the inclusions and exclusions. Please speak to a Rawson Homes Consultant to discuss detailed home pricing for different designs and inclusions.

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MORE DETAILS

Property ID	1J25F9U
Property Type	House
House Size	228 m ²
Land Area	492.1 m ²
EER	7

Eoin Ryan-Hicks 0424 042 419

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GROUND FLOOR

- KEY
- Vaulted Ceiling
 - Courtyard Wall
 - Colorbond/Timber paling



Block 54
House Design C3

4 2 2

Ground Floor	189.0 M ²
Garage	38.5 M ²
Porch	1.2 M ²
Total	228.7 M²
Block Size	492.1 M ²



HORIZON HILL
GINNINDERY