



25 Wyn Gilmour Court, Strathnairn

Your Brand New Beginning Starts Here




MOVE-IN READY | SEPARATELY TITLED HOME

Your dream home is here - completed, ready, and waiting for you. Secure it today and move in without delay.

Welcome to Horizon Hill, one of Ginninderry's most elevated and prestigious addresses. This is your chance to own an architecturally designed home in Canberra's most sustainable community - a home that blends contemporary style with natural beauty, offering a lifestyle that feels both modern and tranquil.

Step inside and discover a brilliant double-storey floorplan created with functionality and flow in mind. The main bedroom with ensuite is conveniently located on the ground floor, providing privacy and easy access, while three additional bedrooms and a study nook upstairs make this layout perfect for families who need space for everyone - and everything.

The heart of the home is the light-filled open-plan living area, where the kitchen, dining, and living spaces seamlessly connect to the outdoors. High-quality finishes and thoughtful design ensure every

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FOR SALE
\$940,000+

AGENTS

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 **LJ Hooker**

corner feels inviting, while the private terrace and backyard area offer the perfect spot for entertaining or unwinding.

Outside, the home's sleek facade and professionally landscaped gardens complete the picture - a stylish, low-maintenance retreat that is as practical as it is beautiful.

At Horizon Hill you'll enjoy the best in healthy living, with a host of retail, entertainment, medical and transport options on your doorstep.

- Kippax Fair Shopping Centre: 4.2km
- Westfield Belconnen: 10.8km
- Kippax bus interchange: 4.2km
- Free Strathnairn loop bus service
- Holt Medical Centre: 3.2km
- Totally Smiles Dental: 4.3km
- Holt Physiotherapy Clinic: 3.2km
- Burns Golf Club Belconnen: 2.0km

FINISHES & INCLUSIONS.

- 900mm SMEG oven, cooktop & rangehood
- SMEG freestanding dishwasher & microwave
- 40mm stone benchtops with waterfall ends in kitchen
- 20mm stone benchtops in bathrooms
- Staircase with clear glass balustrade & tinted posts
- Hybrid laminate flooring to stairs and ground floor
- Ducted air-conditioning with remote control
- Photovoltaic solar system
- Landscaping
- Floor to ceiling ceramic tiles
- Mirrored sliding doors

FEATURES:

- 4 Bed | 2 Bath | 2 Car
- Living Area: 191.9m² approx.
- Block Size: 185.2m² approx.
- EER: 7.0

DISCLAIMER:

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MORE DETAILS

Property ID	1HRMF9U
Property Type	House
House Size	191 m ²
Land Area	185.2 m ²
EER	7

Eoin Ryan-Hicks 0424 042 419

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