







31 Wyn Gilmour Court, Strathnairn

Modern Comfort in the Heart of Strathnairn

Auction Location: LJ Hooker Canberra City Office

FIND.
Showcasing contemporary style and quality finishes, this beautiful home in Strathnairn combines modern comfort with a well-designed floorplan. An abundance of natural light, high ceilings and timber flooring create a warm and inviting atmosphere from the moment you step inside. With versatile living spaces and a dedicated downstairs study area, the home offers flexibility to suit a range of lifestyles.

LOVE.
Quality finishes and modern features come together throughout this inviting residence. The master bedroom features a walk-in robe and private ensuite, while the fourth bedroom also includes a walk-in robe. The contemporary kitchen is complemented by a walk-in pantry, and the downstairs bathroom features a double vanity. High ceilings, timber flooring and natural light enhance the home's contemporary appeal, while ducted heating and cooling provides year-round comfort. Outside, the grassed backyard offers a lovely space to unwind and enjoy the outdoors.

4 2 2

AUCTION
Wed 18th Nov @ 6:00PM

VIEW
Sat 7th Nov @ 10:00AM - 10:30AM

AGENTS
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AGENCY
LJ Hooker Kippax
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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.

LIVE.
Located in the growing suburb of Strathnairn, this home presents an opportunity to enjoy contemporary living in Canberra's expanding north-west. With comfortable interiors, flexible spaces for working or studying from home, and a grassed backyard to enjoy, the property caters to the demands of modern life. Local schools, shopping facilities, parks and everyday amenities throughout the surrounding suburbs add to the convenience of this location.

ABOUT THE AREA

Local Transport:
Local bus services connecting surrounding suburbs
Convenient road connections to Belconnen and Canberra's wider road network

Shopping & Dining:
Kippax Fair Shopping Centre
Local shops and dining options throughout Holt and Macgregor
Belconnen Town Centre for major retail, dining and entertainment

Schools:
Strathnairn School
Macgregor Primary School
Kingsford Smith School

OVERVIEW:
- Four bedrooms
- Master bedroom with walk-in robe and ensuite
- Walk-in robe to the fourth bedroom
- Built-in robes to the remaining bedrooms
- Kitchen with walk-in pantry
- Timber flooring throughout
- High ceilings and an abundance of natural light
- Ducted heating and cooling
- Downstairs bathroom with double vanity
- Tiled bathrooms
- Dedicated downstairs study area
- Under-stair storage
- Grassed backyard
- 6kW Solar Panels
- Gorgeous views of the Brindabella Mountains

RATES / SIZE:
Living Size: 152 sqm approx.
Block Size: 248 sqm approx.
Rates: $2,746 p.a. approx.
Land $4,671 p.a approx.
EER: 5.0

Disclaimer:
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MORE DETAILS

Property ID	1J9EF9U
Property Type	House
House Size	152 m2
Land Area	248 m2
EER	5











Eoin Ryan-Hicks 0424 042 419
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First Floor



Ground Floor

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.

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