

37 Wyn Gilmour Court, Strathnairn




Don't Wait to Build - Secure Your Architectural Dream Home

MOVE-IN READY | SEPARATELY TITLED HOMES

Welcome to Horizon Hill - a rare opportunity to own an architecturally designed home in Ginninderry, Canberra's most sustainable community. This is one of the final chances to join this sought-after address, perched on one of Strathnairn's highest points and surrounded by natural beauty. Imagine waking up each day to sweeping views across the Murrumbidgee River and out to the majestic Brindabella Ranges, all while being moments from every modern convenience.

Step inside and discover a floorplan that truly sets this home apart. The heart of the home is a generous open-plan living area, where soaring high ceilings and an abundance of natural sunlight create an airy, inviting atmosphere. Every detail has been carefully considered, from versatile spaces that don't compromise the bedrooms or living areas, to seamless indoor-outdoor flow that connects you to nature.

Picture this: gathering with family in the sun-drenched living room, hosting friends in the alfresco area, or unwinding in the backyard that leads directly to a quiet park, giving kids and pets endless space to

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FOR SALE
\$1,279,000+

AGENTS

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AGENCY

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 **LJ Hooker**

explore. With breathtaking Brindabella views as your backdrop, every moment feels like a postcard.

This home embodies modern, eco-friendly living at its finest. The facade is bold yet timeless, while landscaped, low maintenance gardens by expert designers enhance its natural surroundings, creating an address that is as picturesque as it is practical.

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: 226m² approx.
- Block Size: 512m² approx.
- EER: 7.0

DISCLAIMER:

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MORE DETAILS

Property ID	1HRRF9U
Property Type	House
House Size	226 m ²
Land Area	512 m ²
EER	7

Eoin Ryan-Hicks 0424 042 419

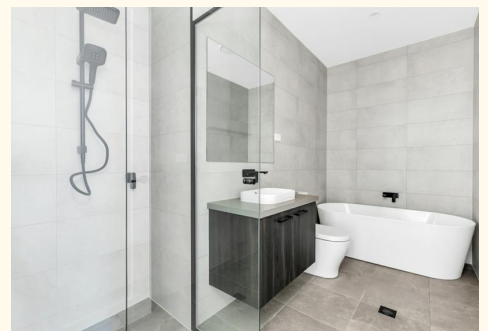
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GROUND FLOOR

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