

112 Lance Hill Avenue, Dunlop, ACT 2615

BLACKSHAW

Sold House

Sunday, 24 September 2023

112 Lance Hill Avenue, Dunlop, ACT 2615

Bedrooms: 4

Bathrooms: 2

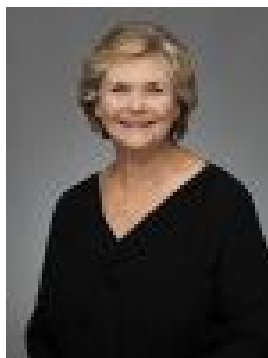
Parkings: 2

Area: 525 m2

Type: House



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\$1,067,000

Positioned on the western edge of Dunlop sits this spacious four-bedroom family home offering everything you've been dreaming of and more. Step inside and discover a world of comfort, convenience, and endless possibilities. Enjoy the luxury of not one, not two, but three large living areas, including a versatile rumpus room. Perfect for entertaining, unwinding, or creating a dedicated playroom or home office. Connecting the living areas is the well-designed kitchen. Prepare delicious meals in style, featuring modern appliances, plenty of storage, and a large breakfast bar. Step outside to a beautifully landscaped backyard where you can soak up the sun, entertain guests, or simply enjoy some peace and quiet. All four bedrooms are great in size providing ample room for the whole family, each with its own unique charm and plenty of natural light. Completing this wonderful opportunity is the double garage with secure parking for two vehicles and additional storage space. Situated in the family-friendly suburb of Dunlop, you're just moments away from quality schools, parks, shops, and public transport. Dunlop is known for its peaceful, suburban atmosphere and is ideal for families seeking a safe and welcoming community. With excellent local schools, parks, and amenities just a stone's throw away, it's the perfect place to call home. Don't miss this opportunity to make this exceptional property your own. Whether you're a growing family, a couple looking for more space, or an investor seeking a fantastic opportunity, this home has it all! Features:- Block: 525m²- Living: 218.10m²- Garage: 40.50m² - Freshly painted throughout- New carpets- New reverse cycle ducted air conditioning system- Separate lounge and dining area- Large family and meals area- Separate rumpus room- Master bedroom with walk-in robe and ensuite- Bedrooms two, three and four with built-in robes- Main bathroom with separate toilet- Family sized laundry- Covered entertaining area to the rear- Double garage with internal access- 2 minute stroll to West Belconnen Pond
Cost breakdown Rates: \$666.57 p.q Land Tax (only if rented): \$1,009.42 p.q
Potential rental return: \$700 - \$780 p.w
This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.