

12 Akubra Place, Dunlop, ACT 2615



Sold House

Saturday, 12 August 2023

12 Akubra Place, Dunlop, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Jake Battenally
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\$770,000

Nestled in a quiet cul de sac is where you will find this beautifully presented 3-bedroom home. As soon as you walk up to the front door you can tell the home has been well looked after with manicured gardens and charming street appeal. Whether you are a first home buyer, downsizer, a young family or an astute investor, this is an opportunity you can't miss. The hub of the home is the open-plan kitchen and family room. Creating a seamless connection to the entertaining pergola through sliding doors it is also a great place to entertain friends and family. The kitchen itself is complete with gas cooktop, electric oven, dishwasher and ample storage - everything a humble home cook needs to prepare a meal that the whole family will enjoy. If you're seeking a tranquil retreat, the separate living room provides the perfect respite. The master bedroom offers a private sanctuary with the outlook from the bay window. Segregated at the front of the home it is fully equipped with walk-in robe and ensuite. The two additional bedrooms, at the rear of the home which can be shut off from the living areas, are complete with built-in robes and serviced by the main bathroom and separate toilet. Outside, the spacious pergola is surrounded by beautifully established gardens and lush lawn. It is a fully fenced and private oasis where children can explore freely while parents relax with peace of mind. Additional creature comforts include ducted gas heating and a split system unit, ensuring year-round comfort. A separate laundry room with external access and a double garage with remote control roller door, internal access and backyard access add convenience and functionality. Step inside our next scheduled inspection and see how you could make yourself at home. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION SATURDAY, 19TH AUGUST - ON SITE AT 9:30AM. Features: Open-plan kitchen and family room Kitchen with gas cooktop, electric oven, dishwasher, ample storage space and breakfast bar Separate living room Master bedroom with walk-in robe, ensuite and bay window with great outlook 2 additional bedrooms with built-in robes Well appointed bathroom Separate toilet Laundry room with external access Ducted gas heating Split system unit installed Large covered pergola Beautifully established gardens Fully fenced backyard Double garage with remote control roller door, internal access and backyard access Stats: Build: 2001 Block: 450sqm Living: 112sqm Garage: 36sqm EER: 4.0 UV: \$412,000 Rates: \$2,306 pa Land Tax: \$3,402 pa Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.