

12 Evelyn Owen Crescent, Dunlop, ACT 2615

Sold House

Thursday, 9 November 2023

STONE

12 Evelyn Owen Crescent, Dunlop, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 475 m2

Type: House



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Expect the unexpected in this charming 3-bedroom country-style cottage. Mature leafy grounds exude a strong sense of privacy and tranquillity offering intimate spaces for entertaining featuring an abundance of flowers & fruit trees. Its versatile floor plan is tailored to perfection for couples featuring a large bathroom and space-efficient kitchen. Timber French doors provide a fluid indoor/outdoor flow to its rear deck offering glimpses of the Brindabellas. Features

Overview:- North-facing living areas- Single-level floorplan, (free-standing separate title home)- NBN connected with FTTN - Age: 29 years (built in 1994)- EER (Energy Efficiency Rating): 4 Stars Sizes (Approx)- Internal Living: 93.00 sqm- Back Deck: 24.1 sqm sqm- Carport: 28.5 sqm- Total residence: 145.6 sqm- Block: 475 sqm Prices- Rates: \$593 per quarter- Land Tax (Investors only): \$890.25 per quarter- Conservative rental estimate (unfurnished): \$650 per week

Inside:- Master bedroom with walk-in robe- Spaces bedroom all with built-in robes- Bathroom with large bath and separate shower - Large family room with ample natural light - Spacious kitchen with ample storage throughout and breakfast bar- Dining room with timber French doors through to the back deck- Laundry - Ducted reverse cycle heating and cooling - electric- Instant gas hot water

Outside:- Double carport with back gate access- Easy to maintain front and back garden- Fully enclosed backyard with ample grass for the kids and pets to play all day

Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Predominantly aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-3.0

Dunlop offers an ideal lifestyle for all with local schools, shops, walking and bike trails close by, also within close proximity to the Kippax Fair Shopping Centre and only a short drive from the Belconnen Town Centre, the ultra-convenient location is a huge plus!

Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au

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