

**12 Simonetti Street, Dunlop, ACT 2615**

LUTON

**House For Sale**

Saturday, 18 November 2023

12 Simonetti Street, Dunlop, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 593 m2**

**Type: House**



Josh Wilson  
0439479170

**\$1,050,000**

This single level, four-bedroom plus study home is finished with high quality inclusions and a versatile floorplan with plenty of room for a large family. This is the property you've been looking for. The home has two separate living areas, a well-appointed kitchen with stone benchtops, a new Bosch oven and ample storage. The family room and meals area open onto the covered pergola, landscaped gardens and backyard, which is a great place to enjoy a summer BBQ or for entertaining friends. The formal lounge and dining areas feature polished hardwood floors. The large main bedroom has direct access to the backyard and features a large walk-in wardrobe and modern ensuite. The three other bedrooms are generous in size and located at the rear of the home and all feature built in wardrobes. For year-round comfort, the home has ducted evaporative cooling and ducted gas heating. Other features include a double lock-up garage with remote and internal access, a workshop, and 6.5kw solar system. This home offers a convenient lifestyle and is ideal for the growing family as it is located close to local Primary schools, Dunlop Woolworths and only a short drive to Kippax Shopping Centre and Belconnen Town Centre. Features:- Large main bedroom with walk-in wardrobe and ensuite- Three additional bedrooms all with built-in wardrobes- Formal lounge room and dining area- Family room- Gas cooking- New Bosch oven- Fisher and Paykel Dishwasher- Ducted gas heating- Ducted evaporative cooling- Landscaped gardens- Double lock up garage with remote and internal access- Work shop- Covered storage - Outdoor covered entertaining area- 6.5kw solar system EER: 4Living Size: 195m2 (approx.)Garage Size: 43m2 (approx.)Land Size: 593m2 (approx.)Land Rates: \$2,665 pa (approx.)Land Value: \$443,000 (approx.)