

13 Loxton Place, Dunlop, ACT 2615



Sold House

Monday, 14 August 2023

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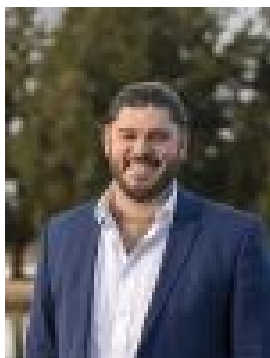
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 974 m2

Type: House



Jake Battenally
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Robert Nepomuceno
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\$975,000

Discover the epitome of convenience and tranquility with this remarkable family home, ideally situated just moments away from the breathtaking Jarramlee Pond, verdant greenspace, delightful local playgrounds, and convenient public transport options. Prepare to be captivated by the sheer elegance and immaculate presentation of this stunning residence that perfectly caters to your every desire. Step inside and be greeted by an abundance of natural light that fills every corner of this spacious home, enhanced by its lofty ceilings that create an airy and uplifting atmosphere. The heart of the home is the exquisite open-plan area, where cherished memories will be made. Feast your eyes on the brand new, fully-equipped kitchen, featuring a sleek gas cooktop, electric oven, dishwasher, and an inviting island bench with a convenient breakfast bar, making meal preparations a joyous affair. The home also offers the luxury of two additional living areas, ensuring that every member of the family has their own haven of personal space. Unwind in the luxurious master bedroom, complete with a generous walk-in robe and a private ensuite, providing a serene retreat from the demands of everyday life. Two additional bedrooms boast built-in robes, while the spacious fourth bedroom presents endless possibilities, perfect for a home office or study. Allow the wonders of the outdoors to beckon you and your family to play and explore in the enchanting established gardens, creating a haven for nature enthusiasts. Choose to host guests on the charming paved entertaining area or on the inviting rear deck, where you'll be treated to breathtaking mountain views that create an unmatched ambience. Additional creature comforts include ducted gas heating and evaporative cooling, ensuring year-round comfort for your family. A newly appointed laundry with ample storage and external access that adds practicality, while a rainwater tank and a detached double garage, complete with a remote control roller door, enhance the convenience and functionality of this remarkable property. Act swiftly, as this exceptional family home, situated in a highly sought-after location, is sure to be in high demand. Don't miss out on the opportunity to secure your very own slice of paradise!

PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION THURSDAY, 20TH JULY - 14 WALES STREET, BELCONNEN AT 5:00PM

Features: High ceilings to the front of the home
3 living areas
New kitchen with gas cooktop, electric oven, dishwasher and island bench with breakfast bar
New flooring throughout
New shutters and blinds throughout
New roof and air conditioning unit in 2022
Master bedroom with walk-in robe and ensuite
2 additional bedrooms with built-in robes
4th bedroom perfect for use as a home office
Main bathroom with separate bath and shower
New laundry room with ample storage and external access
Ducted gas heating and evaporative cooling
Rear deck
Paved entertaining area
Rainwater tank
Fully landscaped with established gardens
Detached double garage with remote control roller door
Side access perfect for a boat or trailer

Stats: Build: 2001
Block: 974sqm
Living: 172.34sqm
Garage: 38.69sqm
EER: 6.0
UV: \$548,000
Rates: \$2,958 pa
Land Tax: \$4,617 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.