

# 14 Leason Close, Dunlop, ACT 2615

LUTON

## Sold House

Thursday, 22 February 2024

14 Leason Close, Dunlop, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 432 m2

Type: House



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## Contact agent

Auction Price Guide \$679,000+Nestled in a serene cul-de-sac in Dunlop, this transformed four-bedroom haven offers a harmonious blend of space, light, and charm. Enter into a generously illuminated and expansive environment, graced by a north-facing side porch and large windows that embrace the natural light. The four bedrooms, serviced by the main bathroom with a spa bath and separate water closet, cater to both family and guests. The well-appointed kitchen, the heart of this charming residence, showcases a sophisticated design with stainless steel appliances and gas cooktop. Its allure is further enhanced by the seamless integration of abundant storage solutions and expansive meal preparation spaces, providing space for everyone. Outside, the capacious private backyard is adorned with covered pergolas for entertainment, surrounded by easily maintained gardens and beds for cultivating your own organic delights. Situated in a tranquil Dunlop cul-de-sac, this enchanting residence is just a leisurely stroll away from local playgrounds, ponds, and nature trails, offering scenic views of the majestic Brindabellas. Embrace the tranquility and comfort of this charming abode.

Property Features:

- Located in a quiet cul-de-sac
- Four generous bedrooms with built-in robes
- Well-equipped kitchen with ample cabinetry and storage
- St George gas cooktop, Blanco oven and Westinghouse dishwasher
- Skylights through the home to enhance natural light
- Converted single garage, currently a spacious fourth bedroom
- Additional single carport
- Ducted gas heating and evaporative cooling
- Single and double-glazed windows
- Spacious north-facing side covered porch
- Rear pergola and garden shed
- Garden beds and established gardens
- Close to nature trails, playground and scenic views of the Brindabellas
- Within 3 minutes drive to the local Woolworths
- Within 7 minutes drive to Kippax Fair Shopping Centre
- Within 22 minutes drive to Canberra Centre

Property Details: Block: 432m<sup>2</sup> Residence: 100.5m<sup>2</sup> Converted Garage: 21.90m<sup>2</sup> Total: 122.7m<sup>2</sup> UCV: \$410,000 (2023) Rates: \$2,485 p.a. (approx.) Land Tax: (For Investors) \$3,821 p.a. (approx.)