

16 Shrivell Circuit, Dunlop, ACT 2615



House For Sale

Thursday, 21 December 2023

16 Shrivell Circuit, Dunlop, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 513 m2

Type: House



Jake Battenally
0413313676



Robert Nepomuceno
0432697321

Auction 03/02/24

Located in the ever-popular suburb of Dunlop in a quiet leafy street is where you will find this beautifully presented 4-bedroom property, waiting for its next family to call home. Only a short stroll from the local Dunlop Woolworths and a short drive to the Charnwood shopping centre and local schools, you will never need to wander far from home. Entering the home you are greeted by an oversized lounge room which overlooks the manicured gardens and the fronting reserve. The main open-plan family room connects the home, integrating with the well-equipped kitchen and the rear patio, the perfect arena for entertaining with family and friends. The sleeping accommodation consists of a main bedroom with ensuite and walk-in robe, with 3 additional bedrooms, all with built-in robes that are serviced by the main bathroom and separate toilet. Outside the home, you will be impressed by the side access, perfect for the boat or trailer along with a spacious workshop with power, large storage cupboard and work bench c/w sawdust extraction tube. Garden beds, a grassed area along with established trees, it really is a haven for enjoyment. Creature comforts include a double garage with internal access and additional storage to the rear. You can be assured of comfort all year round with ducted gas heating and evaporative cooling. PLEASE NOTE: This property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date. Features: Recently painted throughout Large lounge room Open-plan kitchen and family room Main bedroom with ensuite and walk-in robe 3 bedrooms with built-in robes Large patio Side access for boat/trailer Workshop with power and work bench Garden shed plus new insulated 3m shed Rainwater tank c/w rain bird controller Manicured gardens Front onto reserve Ducted gas heating and evaporative cooling Double garage with internal access and extra storage Stats: Build: 2003 Block: 513sqm Living: 189sm² Attached Garage: 44sqm Garage/shed: 21sqm EER: 4.5 UV: \$435,000 Rates: \$2,575 pa Land Tax: \$4,034 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.