

# 19 Mary Hall Circuit, Dunlop, ACT 2615



## House For Sale

Monday, 27 May 2024

19 Mary Hall Circuit, Dunlop, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 420 m2

Type: House



James Elbas  
0423715124



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## Auction

Auction Location: In Room | LJ Hooker Canberra City Auction HQ  
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This beautifully presented home offers four generously sized bedrooms, each with ample storage. The smart floor plan places the master suite at the back, featuring a walk-in robe and a private ensuite for ultimate privacy. The other bedrooms are nearby, along with a well-appointed central bathroom. You'll love the multiple living areas perfect for relaxation and entertainment. The front living area is ideal for family gatherings and quiet evenings, with large windows providing peaceful views of the front yard. At the heart of the home is the central kitchen, equipped with plenty of storage, modern appliances, and gas cooking. Overlooking the patio, the kitchen lets you keep an eye on the kids playing in the spacious backyard while you relax. Outdoor living is low-maintenance and delightful. The front yard has been transformed into a beautiful oasis, perfect for relaxing and socializing. With 420sqm of land and a living area of 156sqm, every inch of space is used effectively. The home includes a double garage, ducted gas heating, and an air conditioning unit in the living area for year-round comfort. The warm and inviting atmosphere reflects the owners' dedication to creating a truly homely space. Located on a quiet cul-de-sac, this community-friendly neighborhood boasts welcoming neighbors and a wonderful sense of camaraderie. Parks, schools, and amenities are just moments away, making it the perfect place to raise a family. Enjoy easy access to local shops, with even more options in nearby. Woolworths is just a 3-minute drive away, and the Canberra City Centre is easily accessible via main roads. Schools are close by, ranging from a short drive to a leisurely 10-minute stroll. Commuting is simple with a bus stop just 100 meters from your doorstep. Discover the perfect blend of comfort, convenience, and community in this exceptional home.

Features:-  
- Master bedroom with walk in robe and ensuite  
- Gas cooking and hot water  
- Separate living and lounge  
- 4 spacious bedrooms with robes  
- Low maintenance garden  
- 2 car garage with internal access  
- Ducted gas heating  
- Floating timber floorboards  
- Close to local shops, schools and parks

Rates: \$2,412 p.a. approx. Land Tax: \$3,653 p.a. approx. EER: 5.0  
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