

2 Elyard Place, Dunlop, ACT 2615



Sold House

Friday, 23 February 2024

2 Elyard Place, Dunlop, ACT 2615

Bedrooms: 4

Bathrooms: 2

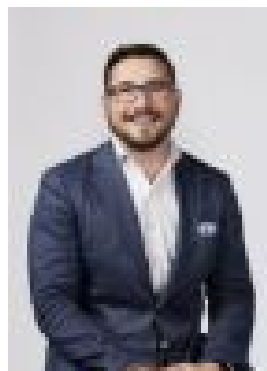
Parkings: 2

Area: 561 m2

Type: House



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AUCTION 13TH MARCH 2024 AT 6PM | LJ Hooker Canberra City Office, City Walk Bidding Guide - \$790,000+ This gorgeously presented home will have you discovering four spacious bedrooms, each very spacious and complete with ample storage. The clever floor plan places the master suite at the front of the home, boasting a walk-in robe and ensuite for ultimate privacy and convenience. Meanwhile, the remaining bedrooms are situated towards the back, accompanied by a central bathroom and separate toilet. You'll be spoiled for choice with multiple living areas to enjoy. With the front living area, right next to the master, doubling as a parent's retreat in the evening, there is also a secondary living space which the owners have creatively adapted as a personal work-from-home sanctuary, whilst enjoying the tranquillity of overlooking the front yard through expansive windows. The heart of the home lies in its central kitchen equipped with lots of storage, modern appliances and gas cooking. Looking out onto the patio, you can relax while keeping an eye on the kids playing in the spacious backyard. This corner block gem stands out from the rest with its expansive outdoor space (big enough to fit a small golf driving range!). The outdoor living is a standout, fitted with low-maintenance artificial turf, a connected clothesline, exterior lighting, a shed, a fire pit, and a paved entertainment area. The front yard has also been transformed into a stunning oasis, complete with new footpaths and lush greenery for curb appeal and added privacy. Set on 562sqm of land, there is absolutely no wasted space and so many spaces to explore! The home features a double carport, a recently installed ducted gas heating and reverse cycle heating and cooling throughout. The warm and inviting atmosphere is a testament to the owners' dedication to creating a truly homely space. Conveniently located on a quiet cul-de-sac corner block, the neighbours are all very friendly and the community is wonderful. With parks, schools, and amenities just moments away, this is the perfect place to raise a family. Enjoy easy access to the Dunlop shops for convenient shopping, and even more to offer in the precincts of Kippax and Charnwood. Belconnen Mall is a mere 10-minute drive or the Canberra City Centre an easy drive through the connecting arterial roads. Parents will appreciate the proximity to schools, whether it's a quick 2-minute drive or a leisurely 10-minute stroll. Commuting is a breeze with a bus stop 50 meters from your doorstep. And a special mention to the park across the road providing a perfect retreat for family gatherings and leisurely strolls, just as it did when the current owners were starting their own family. Schedule your inspection today and make this your forever home! Rates: \$2,606 p.a. approx. Land Tax: \$4,105 p.a. approx. EER: 4.0 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.