

208 Kerrigan Street, Dunlop, ACT 2615



Sold House

Friday, 27 October 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 217 m2

Type: House



Eoin Ryan-Hicks



James Elbas
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\$660,000

Price Guide: \$649,000+ Step into your new abode! This meticulously cared-for and thoughtfully modernised property is nestled in one of Dunlop's most sought-after neighbourhoods, offering an exquisite fusion of elegance, coziness, and convenience. Boasting three bedrooms, a well-appointed bathroom, and a single-car garage with seamless internal access, this home is tailor-made for first-time buyers, down-sizers or those seeking a streamlined, move-in ready space. Enhanced with brand-new flooring, including plush carpet, and a fresh coat of paint, it's a canvas awaiting your personal touch. You'll also appreciate the brand-new dishwasher that adds modern convenience to the updated kitchen. One of the standout attributes of this residence is its exceptional location. Set in proximity to parks and the serene Dunlop Pond, relish the great outdoors without venturing far. Additionally, you'll find local shops within easy walking distance, streamlining your day-to-day errands. This home also holds a separate title, affording the ease of low-maintenance living sans additional fees. With all living areas thoughtfully situated on one level, this property is an ideal match for those valuing convenience and accessibility. Seize the opportunity to claim this splendid property as your own. Reach out today to arrange a viewing!

In brief, this property features:

- Prime location near parks and Dunlop Pond
- Single-level layout with a separate title
- Approximately 105m² of living space
- Ideal for first-time buyers or downsizers
- Recent upgrades: new flooring (including plush carpet) and fresh paint
- Brand-new dishwasher for added modern convenience
- Proximity to shops within walking distance
- Reverse Cycle air conditioning for year-round comfort
- Three bedrooms featuring built-in robes
- One well-appointed bathroom
- One-car garage with convenient internal access.

Rates: \$1,794 p.a. approx. Land Tax: \$2,217 p.a. approx. EER: 6 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.