

22 Branson Street, Dunlop, ACT 2615

CARTER + CO

House For Sale

Wednesday, 24 April 2024

22 Branson Street, Dunlop, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 463 m2

Type: House



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Offers over \$995,000+

Introducing an exquisite family home nestled in a sought-after enclave in Dunlop. Meticulously renovated from top to bottom, this property radiates modern elegance and comfort. No corner has been left untouched, presenting a turnkey solution for those seeking their dream home without the hassle of renovations. Act swiftly, as this gem won't linger on the market for long. Step inside to discover a sprawling combined living, dining, and huge family area, offering versatile spaces to accommodate the dynamics of a growing family. Bathed in natural light thanks to its north-facing orientation, complemented by chic plantation shutters and Scandinavian light oak hybrid scratch resistant flooring, the ambiance is both inviting and refreshing. Additionally, a strategically positioned fourth bedroom or study at the front of the house provides a secluded retreat for guests or a convenient home office. The heart of this home lies the newly renovated kitchen, a culinary haven where loved ones can gather and indulge in shared moments. Boasting a large walk-in pantry, expansive Quantum Quartz island bench, huge freestanding Delonghi 900mm oven/gas stove, dishwasher, an abundance of storage, Blum soft close, and twin 26ltr bins, it's a chef's delight equipped for seamless entertaining. All bedrooms feature generous built-in robes, while the opulent main bedroom impresses with a fully renovated ensuite and a bespoke walk-in robe. Outside, a sizable alfresco area beckons for outdoor festivities and relaxation, complemented by a substantial covered deck, a perfect spot for family gatherings. Moreover, eco-conscious features add value and sustainability to this property, with 12 solar panels ensuring minimal electricity bills. Other notable highlights include a new driveway, epoxy garage floor, wall and ceiling insulation, reverse cycle heating/cooling, and NBN (node to home) connectivity. In summary:

- Four-bedroom modern home in a private, tranquil setting
- Extensively renovated with meticulous attention to detail
- Expansive living areas, flooded with natural light
- Luxurious kitchen with premium finishes and ample storage
- Serene outdoor spaces ideal for entertaining
- Eco-friendly amenities including solar panels
- Proximity to amenities such as playgrounds and schools

Seize this opportunity to embrace a lifestyle of comfort, convenience, and contemporary living. Contact us today to secure your viewing of this exceptional property. LOT: 2SECTION: 153UV: \$380,000 Block Size: 463m² (approx.) Internal Living: 177m² (approx.) Alfresco: 28sqm (approx.) Garage: 37 sqm (approx.) Year built: 2004 Rates: \$448 per quarter (approx.) Land tax: \$913 per quarter (approx.) Heating and cooling: Reverse Cycle Heating & Cooling EER: 4.5 Disclaimer: Carter and Co Agency and the vendor cannot warrant the accuracy of the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.