

22 Lovely Close, Dunlop, ACT 2615



House For Sale

Friday, 22 March 2024

22 Lovely Close, Dunlop, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 490 m2

Type: House



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Auction - 16/04/24

As you enter, the 1st of two large living areas greets you on the right, bathed in natural light from windows on two sides, offering a serene ambiance that invites relaxation. The brand-new timber-look laminate flooring underfoot guides your journey seamlessly into the kitchen and second living area, creating a harmonious flow throughout. In the heart of the home lies the kitchen, with modern appliances and complemented by a convenient corner pantry, catering to both functionality and style. To the back of the home, discover the bedroom and bathroom wing, strategically positioned away from the bustling living spaces for privacy and tranquillity. Bedrooms two and three boast built-in robes, offering ample storage solutions, while the main bedroom offers its own spacious walk-in robe and ensuite. Featuring a usable back yard, perfect for entertaining and for those that want room for a kid's trampoline, cubby house, plus enough room for the dogs to run around... you will love this spacious and sunny part of the home. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This house makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this property, inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you. Buyers will love:

- Free standing, single level house
- 2 separate living areas
- Light, bright and airy
- Beautifully cared for by house-proud live in owners
- Available with vacant possession and flexible settlement options should you have another property you want, or need, to sell
- Early access prior to settlement available via an occupation agreement
- Offers prior to auction welcome (above the published guide price and accompanied with a Section 17 to waive the cooling off)

The Numbers (approx.):

- Internal living area: 134m²
- Garage: 34m²
- Pergola: 22m²
- Block size 491m²
- Age: 20 years (Built 2004)
- Land value: \$390,000 (2023)
- EER: 4 stars, with the potential of 6 stars
- Conservative rental potential: \$680/week
- General rates: \$2,450 p.a.
- Land tax (investors only): \$3,749 p.a.

Inside:

- Kitchen includes 4 burner gas cooktop, electric oven, ducted rangehood, corner pantry, lots of bench space and cupboards
- Main bedroom has its own walk-in robe & ensuite with shower, toilet & vanity
- Bedrooms 2 & 3 both have built in robes
- Main bathroom has a bath, separate shower and vanity
- Separate toilet room
- Laundry with corner tub and access to the rear yard
- Brand-new timber-look laminate flooring in the large main living area and all bedrooms
- Ducted gas heating throughout – Brand new system
- Reverse cycle electric heating & cooling system in the main bedroom
- Security screen doors to front, rear and laundry doors
- Double linen cupboard
- NBN available (FTTP)

Outside:

- Positioned in a quiet cul-de-sac street with no through traffic
- Front garden has been well looked after & is low maintenance
- Gate to the right side of the home for access to rear yard
- Pergola covered entertaining area
- Large flat yard with grass and established trees, perfect for kids and pets, with lots of room for a trampoline, cubby house and more
- Double remote garage with internal access plus a door to the rear to access rear yard
- Long driveway with room for four cars off the road
- Gas hot water system

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide updated as the campaign progresses
- A digital brochure with everything you need to consider a purchase (request via email)
- We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate to waive your cooling off if you want to submit a pre-auction offer
- Free valuations on any properties you own to help establish your correct equity base or assist with finance approval
- Meeting with the auctioneer to discuss the process and establish your bidding tactics
- Help amending any conditions in the contract such as organising an occupation agreement or variation of settlement dates