

3/4 Jeff Snell Crescent, Dunlop, ACT 2615



Sold Unit

Friday, 15 March 2024

3/4 Jeff Snell Crescent, Dunlop, ACT 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 97 m2

Type: Unit



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\$471,000

Nestled in the heart of tranquillity and natural beauty, this 2-bedroom, 1-bathroom gem is a rare find in Dunlop. Welcome to your sanctuary overlooking pristine parkland and the majestic Brindabellas on the horizon, where every day feels like a breath of fresh air. An ideal first home or starter for an investor. This property is comfortable, beautifully maintained and a genuine value purchase. Why pay off someone else's mortgage when you can move into this attractive apartment, designed to embody a lasting elegance that will seamlessly interface with lifestyle and tastes. You'll enjoy more spacious living here and revel in the feeling of a private, boutique community. Step into a sunlit haven that exudes warmth and charm. This airy apartment boasts a pristine condition, offering a perfect blend of modern comfort and timeless elegance. As you enter, you'll immediately be drawn to the spacious living area flooded with natural light, creating an inviting atmosphere for both relaxation and entertainment. Prepare to be captivated by the stunning views from your full-length balcony, where you can unwind with your morning coffee or bask in the glow of a mesmerizing sunset. Enjoy the serenity of your leafy outlook, providing a peaceful retreat from the hustle and bustle of everyday life. The kitchen is a culinary enthusiast's dream, featuring sleek stainless-steel appliances that elevate both style and functionality. Whether you're whipping up a quick meal or hosting a dinner party, this well-appointed space is sure to inspire your inner chef. The luxury doesn't end there. This rare gem also offers the convenience of a single garage, providing a covered and safe desirable parking space that is hard to come by in the apartment market. Don't miss out on the opportunity to make this exceptional apartment your own. With its prime location, impeccable condition and calming views, it's the perfect place to call home.

Summary of features:- Primary North-West aspect ensuring light-filled living spaces- Top floor corner location, offering views of parkland & the Brindabellas- Single garage offering a covered and safe space for your car and belongings- Ideal quiet position for enhanced well-being- Versatile layout offering flexible living options- Contemporary style and finishes throughout- Chic kitchen with designer finishes and space for a mobile island- Innovative Fisher & Paykel appliance package including Bosch dishwasher- Reverse cycle air-conditioning system in the living for year-round comfort- Large European style laundry, the perfect space saver- Full-length balcony, perfect for outdoor dining- Roller blinds and additional curtains support a high energy efficiency rating- Adjustable shower rose, window and tastic heat lamp in the bathroom- Built-in robes and windows in both bedrooms- Linen cupboard, offering additional storage space- Located within a boutique apartment community of only 8- Flexible settlement options available

Location: Within an easy walk of your home, you can enjoy large areas of open space, playgrounds, beautiful established woodlands, ponds, barbecue areas, walking circuits and panoramic views. In every direction, the parks of Dunlop invite you to enjoy great spots for picnics, walking, sporting activities or simply enjoying the outdoors. Venture further afield to Charnwood and Kippax shopping districts with endless shopping, dining, and recreational opportunities. Better yet, you have a Woolworths Metro within 200 metres of your front door!

Key figures:- Living area: 65m²- Balcony: 14m²- Garage: 18m²- Strata levies: \$5,040 p.a. (includes sinking fund)- Rates: \$1,912 p.a.- Land tax (investors only): \$2,446 p.a.- Rental estimate: \$480-\$500 p.w.- Year of construction: 2011