

**3 Gouldsmith Street, Dunlop, ACT 2615**

ARCHER

**House For Sale**

Thursday, 13 June 2024

3 Gouldsmith Street, Dunlop, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 460 m2**

**Type: House**



Fay Ligonis  
0450600369



Andrew Early  
0423465805

**\$949,000**

Welcome to your perfect family oasis nestled in the serene suburb of Dunlop. This 4-bedroom, 2-bathroom haven is a quiet gem offering unparalleled tranquillity and value for money. Step into your spacious abode designed for the modern family. The recently renovated home includes new paint rendering inside and out, hardwood floors, ducted heating and cooling and is freshly landscaped. With ample room for everyone, this home boasts four bedrooms, the main with a walk-in closet and ensuite. Entertain in style with 2 expansive living areas, perfect for hosting gatherings and creating lasting memories with loved ones. Whether it's a cosy movie night or a lively barbecue on the weekends experiencing the charm of alfresco living, this home is an entertainer's delight. Immerse yourself in the natural beauty that surrounds Dunlop. With the Dunlop Grasslands Nature Reserve, the picturesque West Belconnen Pond just moments away, along with eight playgrounds accessible by footpath and cycle paths you'll always have gorgeous scenery and spaces to explore and enjoy. Charnwood shops and Kippax Fair are a short 5-minute drive, where you'll find all the amenities you need, from a post office and newsagency to a petrol station and Woolworths. Looking for even more excitement? Belconnen Town Centre is a mere 10-minute drive from your doorstep offering more entertainment and dining options. Embrace the tranquillity, convenience, and family-friendly atmosphere that awaits you in this beautiful suburb. Don't miss out on this incredible opportunity to call Dunlop home. Call Fay today on 0450 600 369 to schedule a private viewing and start enjoying the lifestyle you've always wanted.

**FEATURES:-** New paint render front and inside- Freshly landscaped front and back- Low maintenance- Ducted heating and cooling- Hardwood floors throughout- Open plan kitchen / living / dining area- Spacious second living area / entertainment room- Alfresco dining under pergola- Generous main bedroom with walk in robe and ensuite- New dishwasher installed- Double car garage with internal access and electric roller door- Family friendly neighbourhood- Surrounded by nature, close to walking paths, cycle tracks and playgrounds- 5 minute drive to Charnwood shops & Kippax Fair for all your amenities- 10 minute Drive to Belconnen Town Centre

**GETTING AROUND:** Dunlop is served by Transport Canberra bus route R2. It takes in Fraser, Macgregor, Kippax, Belconnen, the City, Barton, and Fyshwick. For those who need to drive, major road Ginninderra Drive runs through part of the suburb and continues through to Belconnen, towards the city.

**Particulars (all approx.)**  
Year built: 2005  
Block size: 460 m<sup>2</sup>  
House size: 185.54 m<sup>2</sup>  
Garage: 37.50 m<sup>2</sup>  
Rates: \$603.50 per quarter  
Land tax: \$908.37 per quarter  
EER: 4

**DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own enquires and seek their own advice and rely only upon those enquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.