

**33 Lance Hill Avenue, Dunlop, ACT 2615**

**Sold House**

Sunday, 13 August 2023

33 Lance Hill Avenue, Dunlop, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 401 m2**

**Type: House**



Tim Stafford  
0261620002



Karon Stafford  
0452224226

**\$750,000**

This appealing ready to move in single-level three bedroom ensuite home has been thoughtfully updated for its new owners to enjoy for many years to come. This lovely home now boasts an updated kitchen, new carpet, and fresh paint throughout with neutral tones and an appealing feature wall in the living area. The appealing floorplan includes an open-plan living area with stunning 'timber-look' flooring. This area adjoins the updated kitchen and also overlooks the covered outdoor entertaining area at the side of the house. The stylish kitchen is light and bright with new stone benchtops, doors and tap hardware. The stainless steel appliances include a new 4 burner gas cooktop, electric oven, rangehood and a dishwasher. The segregated master bedroom is generous in size and boasts an ensuite and large walk-in wardrobe. Both bedrooms two and three also feature built-in wardrobes. All of the bedrooms feature brand new carpet. For year-round comfort there is a new ducted gas heating system, ducted evaporative cooling, plus a split-system reverse cycle air-conditioner in the living area. The attached remote controlled double garage also offers internal access for added security. Another pleasing bonus is the extra space at the side of the house for parking of an additional vehicle or trailer. The huge covered outdoor entertaining area is very private and provides the perfect place for relaxing/entertaining with family and friends. The fully enclosed rear garden has a lovely northerly aspect and features a level artificial lawn area to accommodate a swing set or trampoline for the children/grandkids. In summary, some of the many features of this very inviting family home include:

- Appealing three bedroom ensuite single-level design
- Open-plan living area with lovely timber-look flooring
- Updated kitchen with new stone benchtops
- Stainless steel kitchen appliances including a new 4 burner gas cooktop and dishwasher
- Segregated master bedroom with ensuite and walk-in wardrobe
- Bedrooms two and three both have built-in wardrobes
- New carpet in all bedrooms
- Freshly painted
- Two new toilets
- Ducted gas heating and ducted evaporative cooling throughout
- Split-system reverse cycle air-conditioner in the family room
- Double attached garage (remote controlled) with internal access
- Covered private outdoor entertaining area
- Fully secured rear yard - perfect for children and/or pets
- Two garden sheds
- Close to transport
- Short walk to bus stops and Dunlop Woolworths

Block: 401m2 (approx) Living: 102m2 (approx) Garage: 37m2 (approx) Built: 1997 EER: 4.0 stars Rates: \$583.00 per quarter (approx) Land Tax: \$814.75 per quarter (approx) if not Principal Place of Residence