

**34 Simonetti Street, Dunlop, ACT 2615**



**House For Sale**

Tuesday, 23 April 2024

**34 Simonetti Street, Dunlop, ACT 2615**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 505 m2**

**Type: House**



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## By Negotiation

Surrounded by nature reserves, parklands and with great proximity to both schooling and local shops, this spacious family home is neat as a pin and ready to welcome you to this thriving, family friendly pocket. The spacious living is versatile and sunlit, with both a generous open plan living and dining space, as well as a central family, meals and kitchen hub that flows out to the expansive undercover alfresco entertaining set amongst the low maintenance backyard. The kitchen keeps the home chef well connected to family and friends whilst entertaining, and features plentiful bench space with breakfast bar, gas hob, dishwasher, and abundant storage throughout. The main suite is private and generous in proportions with both a walk through robe and ensuite, whilst the 3 additional bedrooms, all with built-ins, share use of the main bathroom, complete with corner spa bath, separate shower, and large stone top vanity with plenty of storage, in addition with a separate toilet adding even more convenience. With nothing to do but simply move in and enjoy, this family home will appeal to the most discerning buyer looking to spread out and enjoy a spacious and convenient lifestyle. \* 4 bedrooms, 2 bathrooms, and double lock up garage on 506sqm of land\* Sunlit open plan family dining + spacious living, meals and kitchen hub, flowing out to alfresco entertaining\* Central kitchen enjoying with breakfast bar, gas hob, dishwasher, and plenty of storage throughout\* Main suite includes large walk-in robe and ensuite + 3 additional bedrooms, all with built in robes\* Main bathroom with corner spa bath, separate shower, and large stone top vanity with plenty of storage + convenient separate toilet\* Double lock up remote control garage with internal entry Land Size: 505sqm Living Size: 167sqm EER: 5.0 Rates: \$2,479pa (approx.) Land tax: \$3,808pa (approx.) UCV: \$397,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.