

36 Lance Hill Avenue, Dunlop, ACT 2615



Sold House

Thursday, 10 August 2023

36 Lance Hill Avenue, Dunlop, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 597 m2

Type: House



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Contact agent

If you are looking for a home with "that bit extra", this home in Dunlop is not to be missed. The well laid out floor plan allows you to entertain in the kitchen and family room, whilst having easy access to the undercover area and backyard. Alternatively, nestle in and watch a movie in the sun-drenched front living room. Whilst the inside of the home is functional and very comfortable, the external features of this is what separates this home, from other 3 bedroom homes in Dunlop. As you step outside from the Family room, you will appreciate the size and quality of the pergola. The fantastic outdoor space really gives you an additional room in the warmer months, as it spans 26m² approx. From there, the backyard is extremely well planned. Apart from the newly constructed 4 car garage, there is also room for several additional cars. If you have several cars, trailers, a caravan or boat, this home allows you to have many of these items, behind locked gates. So they will no longer have to sit in your front yard or be stored elsewhere. The home itself features 3 bedroom, with both Bed 1 and Bed 2 featuring built in robes. The addition of a spa in the bathroom is also a nice touch, with room to bath several children. The kitchen provides the centre piece of the home and sits conveniently in between the family, dining and living room spaces. The owners undertook a significant renovation of the kitchen in 2019, with new kitchen featuring stone benchtops, subway tiles, AEG Induction cooktop & oven as well as a Miele dishwasher. Important Features: • Floating Hybrid Flooring • Reverse Cycle Split System, which heats the whole house • Instantaneous hot water • AEG Induction cooktop & oven • Miele dishwasher • Front 2 windows & side window has electronic roller shutters • New colorbond roof, guttering & fascia installed last year • Functional floor plan • Ceiling fans in all bedrooms • 4 car garage • Loads of off-street parking Important Numbers: • Block size: 597m² • Living area: 102m² approx • Garage: 70m² approx • Pergola: 26m² approx • Rates: \$646 PQ approx • Water & Sewage: \$289 PQ approx. Contact Jess and Justin from MRKT Property to arrange your private inspection. Disclaimer: The information contained herein is gathered from sources considered to be reliable, however MRKT Property accepts no responsibility for inaccuracies. All interested parties must solely rely on their own enquiries, inspections and confirm all information provided.