

**38 Simonetti Street, Dunlop, ACT 2615**



**House For Sale**

Friday, 14 June 2024

**38 Simonetti Street, Dunlop, ACT 2615**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Josh Yewdall  
0430213909



Jordan Smith  
0477267694

## By Negotiation

Perfectly positioned in the fast growing suburb of Dunlop, this beautifully presented and well positioned family abode is ready to warm up its lucky new homeowners this winter. Renowned for its peaceful and family friendly street, #38 on Simonetti provides a North facing aspect all set across a single level structure. Inside the home features two living areas that flow beautifully into the open plan kitchen with has gas cook top, electric oven, rangehood, vast amounts of storage and prep space plus a new dishwasher and an included double door plumbed fridge. These living and kitchen spaces are all set over low maintenance and well kept tiled flooring. Three bedrooms are featured with BIRs, nice natural light and ceiling fans aswell as two bathrooms. The master bedroom has a newly renovated bathroom with beautiful floor to ceiling tiling, fresh new carpet and a newly renovated walk-in-robe. The backyard is one of the highlights of the home with a covered pergola area perfect for entertaining, lush grass space for fun with kids and pets and a newly added multi purpose shed perfect for storage or a work shed. Location wise you're spoilt with great nearby family friendly parks and bush walk areas, terrific schooling & transport options and a short drive to Charnwood shops and the center of Belconnen. \* High demand & growth location\* Originally built in 2003 with North facing aspect\* 480m2 block + 107m2 internal living \* All set across single level \* Two living areas\* Open plan kitchen with has gas cook top, electric oven, rangehood, vast amounts of storage and prep space plus a new dishwasher and an included double door plumbed fridge\* Tiled flooring throughout living areas + kitchen \* Three bedrooms with BIRs, nice natural light and ceiling fans \* Master bedroom has fresh new carpet and a newly renovated walk-in-robe\* Two bathrooms with a newly renovated ensuite in the master \* New ducted reverse cycle AC & Heating \* New hot water system\* New Vertical blinds and curtains\* Double car garage PLUS new curved flyer over carport\* Great sized backyard with covered pergola area, lush grass space and new multi purpose shed in backyard with electricity\* Close to great schooling options, local shops and terrific transport options Rates: \$2,453pa (approx.)UCV: \$390,000 (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.