

**39 Gouldsmith Street, Dunlop, ACT 2615**



**House For Sale**

Saturday, 17 February 2024

39 Gouldsmith Street, Dunlop, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 490 m2**

**Type: House**



Yubi Baral

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## By Negotiation

This inviting single-level residence is primed for new owners to move in and savor. With distinct formal and informal living areas, a well-appointed kitchen boasting gas cooking and ample storage, a sprawling backyard featuring a pergola, two bathrooms, a double garage, and more, this home caters perfectly to the needs of growing families, investors, or downsizers. Conveniently situated just minutes' drive from local amenities such as shops, schools, ovals, and major roads, and mere meters from parkland and a children's play area, this property offers both comfort and convenience.

**Key Features:**

- Freshly painted, New Carpets, Newly Landscaped garden
- Four-bedroom, single-level family home
- Expansive living spaces, both formal and informal
- Well-equipped kitchen with gas cooktop and breakfast bar
- Thoughtfully designed for entertaining
- All bedrooms feature built-in robes, master with ensuite and walk-in robe
- Main bathroom with bath, ensuite with spa
- Evaporative cooling and gas heating for year-round comfort
- Remote alarm system ensuring peace of mind
- Large covered pergola for outdoor enjoyment
- Spacious flat backyard
- A short stroll to nearby playgrounds and parkland
- Rental Estimate \$720-\$760
- Conveniently located a brief drive from shopping complexes, schools, ovals, and service stations

**Property information:** Living: 175m<sup>2</sup> (approx.) Garage: 39m<sup>2</sup> (approx.) Total Under Roofline: 214m<sup>2</sup> (approx.) Land Size: 490m<sup>2</sup> (approx.) Outgoings: (Approx.) Rates: \$2,454 per annum Land Tax: \$3,750 per annum (Only when rented)

Register your interest today and present your best offer. For more information or to learn more about this property please call Yubi Baral 0452 646 746

The images shown are for illustration purposes only and may not be an exact representation of the product.

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