

# 4 Hoff Place, Dunlop, ACT 2615

## House For Sale

Thursday, 4 April 2024



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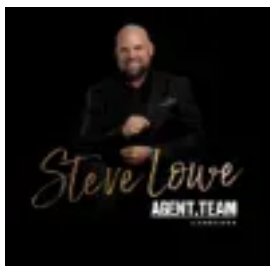
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 352 m2

Type: House



Steve Lowe  
0261528374



Mac McLean  
0261528374

## Auction

Discover the charm of single-level living with this delightful 3-bedroom home in the peaceful and private neighbourhood of Dunlop, making it perfect for first-time buyers and those looking to downsize. 4 Hoff Place offers an affordable entry into home ownership without skimping on the comforts and conveniences of modern living. The master bedroom is a serene retreat with a walk-in robe, providing ample storage and privacy, while the second and third bedrooms come equipped with built-in robes, catering to family or guests with ease. Designed with comfort in mind, the home features a split system AC for heating and cooling, ducted gas heating, and ceiling fans throughout, ensuring a pleasant living environment year-round. The heart of the home is the functional kitchen, boasting a Westinghouse gas cooktop, electric oven and dishwasher, complemented by a pantry for extra storage, making meal preparation a joy. The bathroom is well-appointed with a skylight that floods the space with natural light, a separate toilet, and a distinct separation between the bath and shower for added convenience. Outdoor living is enhanced by beautiful views of the Brindabella Mountains and a retractable fixed pivot arm window awning. The practicality extends with rear access from the garage, which features a motorised roller door, adding to the ease of living. Additional comforts include a gas storage hot water system and a laundry with a linen cupboard. Located in a sought-after area known for its quiet and friendly atmosphere, this property is more than just a house; it's a home waiting for new memories to be made. Whether you're entering the market for the first time or seeking a comfortable home to downsize, 4 Hoff Place in Dunlop offers a unique opportunity to live in one of the area's most desirable locations. Don't miss this chance to create your own haven in Dunlop.

Bedroom 1 with walk in robe  
Bed 2 and 3 with built in robes  
Separate toilet  
Separate bath from shower  
Sky light in bathroom  
Westinghouse gas cooktop  
Westinghouse electric oven  
Dishwasher  
Pantry  
Laundry with linen cupboard  
AC split system heating and cooling  
Ducted gas heating  
Ceiling fans  
Rear access to backyard from garage  
Motorised roller garage door  
View of the Brindabella Mountains  
Retractable fixed pivot arm window awning  
Gas storage hot water system  
Private and quiet neighbourhood  
Close to:  
Dunlop Woolworths: 1.7km (3 minute drive)  
Charnwood-Dunlop Primary School: 3.7km (6 minute drive)  
Macgregor Primary School: 3.2 km (5 minute drive)  
Kippax Fair Shopping Centre 4.4km (7 minute drive)  
Westfield Belconnen 7.8km (10 minute drive)  
Built 2001  
Living 100.91Sqm  
Garage 20.17Sqm  
Block 352 Sqm