

**4 Toft Street, Dunlop, ACT 2615**



**House For Sale**

Friday, 9 February 2024

**4 Toft Street, Dunlop, ACT 2615**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Sarah Turnbull

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**\$729,000+**

What you see: Picturesque location meets first home perfection. Spread across two levels this well kept home offers a functional floor plan with open plan living downstairs, generous bedrooms upstairs and a low maintenance front & back yard. Situated overlooking Toft Street Park and West Belconnen Pond, experience the ideal balance of suburban living convenience and nature at your doorstep. What we see: Your opportunity into a lifestyle of ease and a home to be proud of. See more: Spacious open plan living Downstairs powder room Reverse cycle heating & cooling unit as well as ducted evaporative cooling Hybrid flooring throughout living Double roller blinds New Bosch appliances, double sink and breakfast bar in kitchen Separate laundry Carpeted bedrooms upstairs all with built in robes Main bathroom with bathtub and separate toilet Low maintenance back and front yard Covered outdoor entertaining area Single garage with automatic roller door and direct access into backyard Located directly across from Toft Street Park and West Belconnen Pond Walking trails at your doorstep 500 metres to Dunlop Woolworths 5 minutes to Brindabella Christian College 5 Minutes to Charnwood-Dunlop School 5 minutes to Fraser Primary School 8 minutes to St Francis Xavier College 8 minutes to Kippax Shopping Centre 12 minutes to Belconnen Town Centre Lower Living: 50m<sup>2</sup> Upper Living: 44m<sup>2</sup> Garage: 22m<sup>2</sup> Total: 116m<sup>2</sup> Block: 329m<sup>2</sup> Built: 2010 EER: 4.0 Rates: \$2,226 per annum Insurance: \$304.86 per quarter Land Tax: \$2,459 per annum (only applicable if rented) Rental Appraisal: \$530 - \$580 per week Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.