

**44 Hugh Mckay Crescent, Dunlop, ACT 2615**



**Sold House**

Monday, 14 August 2023

44 Hugh Mckay Crescent, Dunlop, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Bree Prince  
0261821802

**\$785,000**

What you see: Single level and surrounded by greenery. Impeccably presented with a fantastic flow and an ideal Northerly aspect. Weekends spent on the golf course followed by a sundowner on the back deck. What we see: All of the boxes ticked. See more: Northerly aspect from the main living room Generous master bedroom with walk in robe and ensuite All bedrooms with built in robe Formal and informal living areas Glass sliding doors leading to the rear deck Functional kitchen with up to date appliances Gas cooktop, dishwasher and ample storage space Single level Flexible floorplan Tiled flooring to living areas Segregated living and dining Ducted gas heating Ducted evaporative cooling Ceiling fans in all bedrooms and living area Enclosed backyard Easy care established gardens Expansive deck at the rear of the home for all year entertaining and soaking in the morning sun Full laundry with external access Double car garage with internal access Great street appeal Situated in a quiet loop street Walking distance to numerous local parks, recreational facilities and playing fields Located moments to Belconnen Town Centre, local schools and shopping precincts Within 15 minutes walk to Dunlop Shops and Playground Within 5 minutes drive to Charnwood-Dunlop School Within 9 minutes drive to Westfield Belconnen Shopping Precinct Within 12 minutes drive to University of Canberra Within 18 minutes drive to Australian National University Lower Living: 137m<sup>2</sup> Garage: 38m<sup>2</sup> Block: 401m<sup>2</sup> Built: 2000 EER: 4.5 Rates: \$584 p.q Land Tax: \$853 p.q. (approx. applicable only when rented) Rental Appraisal Range: \$600 - \$650 p.w Disclaimer: The above figures are approximate only. 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.