

45 Marchant Circuit, Dunlop, ACT 2615

LUTON

House For Sale

Friday, 27 October 2023

45 Marchant Circuit, Dunlop, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 555 m2

Type: House



Ben Oostermeyer



Tracey Oostermeyer
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Auction

If you are looking for a home which is move-in ready, this home is a must to inspect. Set on a single level, the floor plan offers a formal lounge to the front and open plan living spaces to the rear, serviced by a modern kitchen. Three well-proportioned bedrooms are on offer one with built-in robe plus the master is complemented by a walk-in robe and ensuite. The family room opens out to an impressive outdoor entertaining space and the Great Outdoors. Enjoy a well shaded garden with established lawn, on a block that has double gate access and only one neighbour to the side. The reserve leads to a playground nearby and the Dunlop Supermarket is within walking distance. Ducted gas heating and evaporative cooling are on offer and the double garage offers the convenience of internal access. Make sure to inspect this week or call to arrange an inspection. Features;- Single level home- Two generous living areas- Kitchen features gas cook top- Master with WIR and ensuite- New carpet throughout- Evaporative air-conditioning- Ducted gas heating- Large gabled pergola- Outdoor power- Shaded garden with established lawn- Easy-care landscaping- Large garden shed- Double garage (approx. 41m²) with internal access- Reserve to the side with playground nearby- Walking distance to local shop and coffee- Approx. 130m² living- Completed 1997- EER 3.5