

**48 Gouldsmith Street, Dunlop, ACT 2615**



**House For Sale**

Thursday, 18 April 2024

48 Gouldsmith Street, Dunlop, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 505 m2**

**Type: House**



Josh Yewdall  
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Jordan Smith  
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## AUCTION

Situated in a quiet and family friendly position in Dunlop, this beautiful single level home on Gouldsmith street is the perfect opportunity for a new family to call home! Built in 2004 on a 505sqm block, the home is well designed with a North to the rear aspect and over 167sqm of internal living. Upon entry you're greeted with high quality tiled flooring and brand new carpet in the large lounge room space which has a partial wall giving an option for separating the room layout. The living/dining room centers the home and has great size and flows nicely into the open plan kitchen which provides a large bench top great for meals and food prep, gas cook top, electric oven, rangehood and dishwasher. There are four great sized bedrooms, all with fresh new carpet, great natural light, BIRs and a walk-in-robe in the master. There are two bathrooms in the home with the main bathroom providing a good-sized, kid friendly bath and large shower. The master bedroom has a handy well designed ensuite with feature tiles and oversized shower. Large laundry room is equipped with good storage. The backyard is one of the key features of the home as it has plenty of room to move with a large grassed area perfect for kids and pets plus a covered pergola area ideal for all year round dining and entertaining. There are also an abundance of fruit trees in the back yard with Figs, Lemons, Mandarins, Apple, Apricots, Plums and Cherry trees ready for you to enjoy some home produce. The front yard has beautiful landscaped garden beds and a double car garage with internal access and electric roller door. Location wise you are spoilt with a truly family feel environment with local schools and shops just around the corner, a great park only a few steps across the road and transport options nearby.\* Terrific family feel environment in high demand location\* Built in 2004\* 505sqm block + 167sqm internal living\* Single level design\* Owner occupied and ready to move in\* Large living spaces with separated lounge and dining/living rooms\* Fresh new carpet throughout the home and high quality floor tiling\* Open plan kitchen with large bench top great for meals and food prep, gas cook top, electric oven, rangehood and dishwasher\* Four great sized bedrooms with fresh carpet, natural light and BIRs and walk-in-robe in master\* Two bathrooms both with feature tiles, large shower and bath in main. Ensuite in the master\* Large laundry room with good storage provided\* Ducted gas heating & evaporative cooling\* EER - 4.0\* Great north facing backyard with landscaped garden beds, grass for kids to play and covered pergola perfect for entertaining and dining\* Abundance of fruit trees with Figs, Lemons, Mandarins, Apple, Apricots, Plums and Cherry\* Double car garage with internal access and electric roller door\* Perfectly positioned with local shops and shopping just down the road, family friendly park across the road to enjoy and local transport on offer Rates: \$2,479pa (approx.) UCV: \$397,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.