

49 Lance Hill Avenue, Dunlop, ACT 2615



Sold House

Monday, 25 September 2023

49 Lance Hill Avenue, Dunlop, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 489 m2

Type: House



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This gorgeous home could be the one you've been waiting for. Well designed and beautifully presented, formal and informal living areas are light filled and spacious, the bedrooms are an excellent size, there is loads of space in the garden and the home is perfectly oriented to take advantage of northerly sunshine. The flowing floorplan is ideal for a growing family, the home well set up with a separate lounge room and also a large open dining, family living area. The kitchen is large with an expansive breakfast bar and has loads of cupboard space. All bedrooms are privately located towards the back of the home, the main with an ensuite bathroom and walk in wardrobe. Additionally the home has a brand new ducted gas heating system and evaporative cooling to ensure comfort all year round. Outdoors a sheltered pergola is perfect for entertaining with friends and family. The private backyard is also a great size, with established landscaped gardens and plenty of room for pets and children to play. Located within easy access of the bus, Dunlop grasslands and ponds, and with the local Woolworths a short stroll away, the position couldn't be better. Be quick for this one!

* Spacious formal and informal living areas, including large open family/ meals area* Flowing open plan design with internal area of approximately 130sqm* Three ample bedrooms, main with ensuite and walk in wardrobe* Large cupboard filled kitchen with breakfast bar* Floating flooring and quality carpets throughout* Brand new ducted gas heating system, and evaporative cooling* Fantastic covered outdoor entertaining area* Large backyard with established gardens* Double garage with internal access* Great location, a short distance to bus, grasslands and local shopping

Land Size: 489 sqm
Living Size: 130 sqm
EER: 5.0
Rates: \$2,496pa (approx.)
Land tax: \$3,848pa (approx.)
UCV: \$415,000 (2023)

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