

**53 Gouldsmith Street, Dunlop, ACT 2615**

LUTON

**Sold House**

Thursday, 30 November 2023

53 Gouldsmith Street, Dunlop, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 575 m2**

**Type: House**



Ben Oostermeyer



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## Contact agent

If you are looking to grow, or for space to relax that is easy to look after, then this home is sure to catch your eye. The single level home offers three living areas and all bedrooms set to the rear. The three well-proportioned bedrooms offer built-in robes with the master complemented by a walk-in robe and ensuite. Bedroom 3 also has the convenience of external access to an elevated timber deck. The family room is served by a kitchen featuring gas cooking and a dishwasher and opens out to the North facing paved entertaining space. For a home in excellent condition, there is still potential to add value for the investor or first home buyer through a kitchen renovation or addition of a pergola. A small alteration could even create a fourth bedroom. Outside, you can enjoy easy care landscaping with an established lawn and gardens. There is gated access to the yard from two sides and an ample garden shed. Ducted gas heating and evaporative cooling will take care of you through the seasons and the double garage offers the convenience of internal access. They say location is everything. This home offers convenient access to local schools, shopping centers, childcare and other amenities around the thriving Charnwood commercial precinct, just 1.5Km away, and Kippax shopping center less than 4km. Make sure to inspect this week or call to arrange an inspection. Features;- Single level home- Three living areas- Kitchen features gas cooking and dishwasher- All bedrooms with BIRs- Master with WIR and ensuite- External access to bed 3- Evaporative air-conditioning- Ducted gas heating- North facing outdoor entertaining space- Established lawn- Easy-care landscaping- Raised veggie beds- Double garage with internal access- Walking trail and park across the street- 1.5 Km to Charnwood commercial precinct- 4 Km to Kippax Fair- 500m to bus route on Lhotsky St (approx.)- Currently leased on a periodic lease at \$600 per week- Approx. 140m<sup>2</sup> living- Completed 2003- EER 4.0