

# 56 Evelyn Owen Crescent, Dunlop, ACT 2615

## House For Sale

Saturday, 25 November 2023

**BLACKSHAW**

56 Evelyn Owen Crescent, Dunlop, ACT 2615

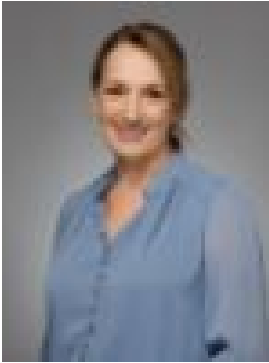
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 562 m2**

**Type: House**



Naomi Sachs  
0261473396



Matt Sebbens  
0402064504

**\$750,000+**

Auction on site 15th December 6:00pm. Pre-Auction offer's considered Buyers feedback of \$750,000+ Discover the charm of this inviting 3-bedroom haven nestled in the heart of Dunlop, an ideal choice for first-home buyers or those looking to downsize without compromising on lifestyle. The home is set high on the street with a lounge and dining room overlooking the front garden and deck, whilst the open plan kitchen overlooks the family room. The main bedroom which is segregated from the remaining bedrooms gives you some tranquillity and features a walk-through robe and access to the two-way family bathroom. With some re-configuring the location of the laundry offers the prospect of a second bathroom in the future. Picture yourself unwinding in your backyard, the covered entertaining area is perfect for enjoying a morning coffee or hosting intimate get-togethers with friends, whilst you can watch the kids playing and there is more than enough space for the biggest trampoline. Your dream home is within reach. Whether you're a first-time buyer or looking to downsize, this cosy abode is calling your name. Features Freshly repainted throughout Formal and informal living space Covered outdoor entertaining area Family-friendly back yard Main bedroom with walk-through robe Remaining bedrooms with built-in robes Two-way family bathroom Separate toilet Potential for adding 2nd bathroom Full-size laundry Single car garage Space for further car parking Garden shed Gas wall heater Split system heating & cooling in living Outdoor blinds on the front windows 250metres walk to public transport links 700metres walk to Dunlop Woolworths 1.5km walk to Charnwood shopping centre 1.7km walk to the local primary school Living size: 126m<sup>2</sup> Garage size: 19m<sup>2</sup> Land size: 561m<sup>2</sup> Year built: 1995 EER: 3 Rates: \$2,606 Land tax: \$4,105 (if tenanted) UV: \$443,000