

56 Lance Hill Avenue, Dunlop, ACT 2615



House For Sale

Saturday, 18 November 2023

56 Lance Hill Avenue, Dunlop, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 625 m2

Type: House



Bri Williams
0408787896



Virginia Stoker

Auction Price Guide \$860,000+

Auction Location: LJ Hooker Canberra City | 182 City Walk, Canberra City THIS PROPERTY IS FOR AUCTION, Wed 13th Dec at 5:30pm Discover the epitome of family living in this charming 4-bedroom abode on a much-loved West Belconnen suburb in Dunlop. Just a stroll away from the local Woolworths to send the kids for some milk, this home brings convenience and character into a classic Canberra home. This home has been in the one family its whole life and you can see how the family has grown with the home to include these bespoke moments that they are now passing onto you to make it your own. Upon sale, revel in the gleaming allure of newly polished floors that set the stage for a stylish interior. Fresh carpet welcomes you into each bedroom, while a versatile studio/workspace at the back of the house unveils endless possibilities—a creative hub for your small business or an extra bedroom for expanding families. The lounge room, dining get that heavenly northern sun, providing a warm and inviting space to relax. Enjoy the cozy ambiance, accentuated by the gleaming polished floors (that will be repolished upon sale). Meanwhile, the family room, strategically separated from the bedrooms, offers a private retreat for entertainment or quiet moments. Experience the perfect balance between togetherness and personal space. With privacy as a priority, the bedroom area is cleverly closed off, ensuring tranquil nights for every member of the family and the main bedroom at the front of the house offers that separation but with safety in mind. This Dunlop residence not only captures the essence of family living but also embraces the joy of entertaining. Immerse yourself in this unique blend of character and convenience, where every room tells a story, and every meal is a celebration. Step outside to a sprawling backyard adorned with citrus trees, inviting endless play and relaxation. The perfect blend of quaint and quirky, this residence is not just a home; it's a canvas waiting for your personal touch. Embrace the vibrancy of Dunlop with this upbeat haven, in a family centred suburb. This truly is the knight in the housing market you are looking for. Property Features- Single level home- Studio out the back for business or extra room, with working electricity and extra storage area- Large Kitchen with Gas Cooking- 3 separate living areas for entertaining and indulging- main bedroom with walk in robe and ensuite away from the rest of the bedrooms- Polished floors will be completed upon sale- Covered outdoor area for year round outside entertaining- Large grass area with garden bed of citrus- Full size laundry with door outside to clothes line- Double garage with internal access- Large bathroom with bath for family splash, splashing- Separate toilet for the main bathroom- Side access to property- Full size laundry with more storage (you can never have enough) 5 min walk to Woolworths Dunlop 1 min walk to closest bus stops 1 min drive to Ginninderra Drive to take you to Belconnen and the City 13 min walk to the Dunlop pond for afternoon walks Rates: \$3,147.14 per annum approx. Land Tax: \$5,351.40 per annum approx. Internal Size: 156 sqm (ex-garage) Block Size: 625 sqm Year: 2003