

71 Polwarth Circuit, Dunlop, ACT 2615



House For Sale

Thursday, 11 January 2024

71 Polwarth Circuit, Dunlop, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 704 m2

Type: House



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By Negotiation

Nestled in the heart of Dunlop, 71 Polwarth Circuit is a residence that effortlessly combines comfort and functionality. The enjoyable stroll to the local Woolworths adds another level of convenience and the inner suburban cycle path with an underpass means you can get to the beautiful Ginninderra ponds without crossing any roads. Discover a harmonious blend of multiple living areas, providing ample space for both relaxation and entertainment. The open-plan kitchen and living area create a welcoming atmosphere, with a well-appointed kitchen featuring a 4-burner gas cooktop, electric oven, Fisher and Paykel double dish drawer dishwasher, and a convenient breakfast bar. This home boasts a formal lounge for more intimate gatherings and a designated study, perfect for those seeking a dedicated space for a home office. The master bedroom is a retreat with its built-in robe and ensuite, while three additional bedrooms all feature built-in robes, providing comfort and convenience. Enjoy year-round comfort with ducted gas heating, evaporative cooling, and reverse-cycle air conditioning unit in the lounge room. Convenience extends to the laundry with external access, instantaneous gas hot water, and a double garage with internal access. Step outside to a rear entertaining pergola overlooking a large fully fenced backyard - a haven for kids and pets. Surrounded by established gardens and landscaping, including two garden sheds, fruit trees and a veggie patch, it is a picturesque setting for hosting friends and family. Your kids are sure to fall in love with the cubby house surrounded by ornamental pear trees and a dwarf snow gum - it is the perfect place for little imaginations to adventure. Here is a home that meets the demands of modern living, offering not just a dwelling, but a lifestyle of comfort and ease. Welcome to 71 Polwarth Circuit - where thoughtful design meets practical living.

Features: Expansive 704sqm block Multiple living areas Open-plan kitchen and living Kitchen with 4-burner gas cooktop, electric oven, Fisher and Paykel double dish drawer dishwasher, ample storage space and breakfast bar Formal lounge Designated study perfect for a home office Master bedroom with built-in robe and ensuite 3 additional bedrooms all with built-in robes Main bathroom with separate bath and shower Separate toilet Ducted gas heating and evaporative cooling Reverse cycle air conditioning Laundry with external access Instantaneous gas hot water Solar electricity Electric security roller screens on bedroom windows Rear entertaining pergola Cubby house surrounded by ornamental pear trees and a dwarf snow gum Large fully fenced backyard Established gardens and landscaping Fruit trees including pears, apples, nectarines, grape, oranges and kiwi vines Two garden sheds Double garage with remote control roller door and internal access

Stats: Build: 2002 Block: 704sqm Living: 171sqm Garage: 39sqm EER: 4.5 UV: \$485,000 Rates: \$2,771 pa Land Tax: \$4,491 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.