

# 75 Polwarth Circuit, Dunlop, ACT 2615



## House For Sale

Thursday, 15 February 2024

75 Polwarth Circuit, Dunlop, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Mark Larmer And Aaron Lewis  
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## Auction 14/03/24

Welcome home to a lifestyle where luxury meets functionality, and every detail has been considered. This home is an ideal haven for families with children, those who appreciate open spaces, and individuals seeking a fully renovated dwelling. Step into your dream home, a warm and inviting space filled with modern comforts and thoughtful design. Boasting a renovated kitchen and bathrooms, this house features two generously sized living areas, perfect for hosting gatherings, get-togethers, or simply unwinding in style. The abundance of natural sunlight in every room creates a cosy and welcoming atmosphere that complements the modern aesthetics. The convenience of the local Woolworths shops adds to the charm of this address, plus nearby parks offer a touch of nature to your daily routine, creating a tranquil escape. Nestled in a neighbourhood of well-kept homes, the quiet and safe streets provide a peaceful place to call home. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This house makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this property, inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you. Buyers will love:

- Fully renovated, modern masterpiece
- Free standing, single level house
- North facing living and entertaining areas
- Light, bright and airy
- Lovingly cared for by house proud owners
- Available with vacant possession and flexible settlement options
- Early access prior to settlement available
- Offers prior to auction welcome

Inside:

- 2 x generously sized and separate living areas
- Large Italian tiles in both living areas
- High quality hybrid flooring in the bedrooms
- All bedrooms are segregated and don't adjoin another bedroom for added privacy
- Main bedroom can fit a king size bed, plus features a walk in robe and renovated ensuite with large shower, full height tiling, custom vanity, great storage and tastic
- Renovated kitchen, with 40mm stone benches, room for stools under, waterfall edge, soft close drawers, large fridge space (fridge included), double pantry, lots of bench space and cupboards, 900mm oven and gas cooktop, glass splash back, externally ducted range hood, dishwasher, built in bins and feature lighting
- Renovated main bathroom featuring, large bath, separate shower, full height tiling, tastic, custom vanity and a separate toilet
- Renovated laundry with timber bench top, full height tiling and good storage options
- LED downlights
- The TV in the family room will stay
- Buyers can have the option to include one or both of the large mirrors in each living area

To keep you comfortable and connected:

- 21 solar panels, 5.5kw
- Ducted evaporative cooling
- Ducted gas heating
- Instantaneous gas hot water system
- NBN FTTN

Outside:

- Large flat block
- Large, paved area out the front, great for visitors and extra parking
- Double remote garage with internal access, painted floor, large (included), plus two doors to the rear to provide easy access to the yard
- To the right of the driveway is enough room for a trailer, this leads to a double gate for yard access. There is also a great spot behind the gates for a trailer
- Room in the driveway for four cars
- Spacious back yard with multiple zones for the entire family including a pergola accessed from the back of the garage, large concrete area, huge open area with artificial grass, garden beds, and it's all surrounded by established trees offering great privacy
- The yard is great for kids and pets, offering lots of room for a trampoline, cubby house (included) and more
- Colourbond fences
- Colourbond shed
- Short walk to the local Woolworths shops
- Nearby walks and trails

The Numbers (approx.):

- Internal living area: 151m<sup>2</sup>
- Garage: 37m<sup>2</sup>
- Pergola: 17m<sup>2</sup>
- Total: 205m<sup>2</sup>
- Block size 650m<sup>2</sup>
- Land value: \$480,000 (2023)
- EER: 5 stars
- Rental potential: \$750/week
- General rates: \$2,746 p.a.
- Water & sewerage rates: \$702 p.a.
- Land tax (investors only): \$4,439 p.a.
- Age: 22 years (Built 2002)

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide updated as the campaign progresses
- A digital brochure with everything you need to consider a purchase (request via email)
- We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate to waiver your cooling off if you want to submit a pre-auction offer
- Free valuations on any properties you own to help establish your correct equity base or assist with finance approval
- Meeting with the auctioneer to discuss the process and establish your bidding tactics
- Help amending any conditions in the contract such as organising an occupation agreement or variation of settlement dates