

77 Marchant Circuit, Dunlop, ACT 2615



House For Sale

Friday, 15 March 2024

77 Marchant Circuit, Dunlop, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 578 m2

Type: House



Jake Battenally
0413313676



Robert Nepomuceno
0432697321

\$895,000+

PLEASE NOTE THIS PROPERTY WILL GO AUCTION THURSDAY, 11TH APRIL - 14 WALES STREET, BELCONNEN AT 5:00PM
Nestled in the heart of Dunlop, 77 Marchant Circuit offers the perfect blend of comfort and convenience. Step into a welcoming abode where multiple light-filled living areas and a true sense of 'home' beckon. The hub of the home is the open plan kitchen, boasting ample bench space, an electric oven, a gas cooktop, and a dishwasher, it really is a culinary haven for any aspiring chef or a humble home cook. If a breakaway space is what you need for a little peace and quiet then look no further than the separate living room. The master bedroom features a walk-in robe and ensuite, while two additional bedrooms are complete with built-in robes and serviced by the well-appointed main bathroom and separate toilet. The spacious fourth bedroom offers flexibility for guests, growing families or home businesses. Entertain with ease under the pergola, surrounded by the beautifully manicured, low-maintenance backyard. Secured with full fencing you can rest at ease whilst kids play or pets roam in a safe environment. Enjoy year-round comfort with ducted gas heating and a reverse cycle unit supplemented by ceiling fans. Additional features include a laundry with external access, 5kw solar system, and a double garage with new floor paint and internal access. The proximity to kids' playgrounds, local ponds, greenspace, Dunlop Woolworths, and public transport ensures every necessity is within reach. Step inside to discover your family's forever home!

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Features: New carpet Open-plan kitchen and family Kitchen with electric oven, gas cooktop, dishwasher and ample bench space Separate living room Freshly painted New flooring Master bedroom with walk-in robe and ensuite 2 additional bedrooms with built-in robes Spacious 4th bedroom Main bathroom with separate bath and shower Separate toilet Laundry room with external access Ducted gas heating Reverse cycle unit in the living room Ceiling fans throughout 5kw solar system Low maintenance backyard Entertaining pergola Double garage with new floor paint and internal access Close proximity to kids playgrounds, local ponds and greenspace, Dunlop Woolworths and public transport

Stats: Build: 1997 Block: 578sqm Living: 149sqm Garage: 39sqm EER: 4.0 UV: \$432,000 Rates: \$2,622 pa Land Tax: \$4,144 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.