

8 Triton Street, Dunlop, ACT 2615



House For Sale

Friday, 24 May 2024

8 Triton Street, Dunlop, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Anthony Weston
0439282508



Katrice Velnaar
0411449071

Auction 15/06/24

What you see: Space and light
What we see: Your ideal lifestyle secured
See more: Outstanding four bedroom family home
Beautiful street presence
Friendly neighbourhood in quiet street location away from main roads
Ample off street parking ideal for cars, boats, caravans or trailer
Functional design and space
Lovely aspect creating light filled rooms
Sprawling living over two separate areas
Separate formal dining and lounge
Informal living and dining areas
Family room surround sound system (speakers excluded)
Open plan kitchen with electric oven, cooktop and granite benches
Walk in pantry
Large main bedroom with generous ensuite and walk in robe
Remaining bedrooms are spacious and with BIRS
Three way family bathroom including spa bath
Floorboards and tiles throughout
As new ducted reverse cycle heating/cooling
All electric appliances and fittings - no gas bills
Alarm
Ducted vacuum
Easy care low maintenance garden
Garden shed and faux turf to back yard
Beautiful covered alfresco
Double garage with remote doors and internal access
Easy drive to handy local supermarkets, major shopping precincts and local schools and amenities
Short walk to Dunlop Grasslands Nature Reserve and playground
EER: 5.5
Built: 2006
Block size: 505m²
Block value (UV): \$397,000 (2023)
Living size: 181m²
Garage size: 40m²
Total build size: 225m² inc portico
Rates: \$620 per quarter
Land Tax (if rented): \$952 per quarter
Rent estimate: \$650 - \$750 per week
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