

80 Shoobridge Circuit, Dunlop, ACT 2615



House For Sale

Tuesday, 2 April 2024

80 Shoobridge Circuit, Dunlop, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 502 m2

Type: House



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Offers over \$820,000

Situated on a quiet cul-de-sac, this single-level home offers the perfect opportunity for young families or downsizers seeking their forever home. Boasting an immaculate garden, this outdoor space is ideal for kids & pets to play, an oversized garage/workshop is an added coveted feature & being conveniently located within walking distance to Woolworths, you'll find both convenience & comfort in abundance. Step inside & you'll be greeted by a spacious lounge room perfect for hosting guests, cleverly segregated from the family room. The chef's kitchen is the true heart of the home boasting ample cabinetry, a convenient breakfast bar, tiled splashback & modern appliances including a Bosch dishwasher, Electrolux oven, Tuscan gas cooktop, & range hood. Entertaining is a breeze as the north aspect family/dining area opens onto a covered, brick paved alfresco dining area complete with built in cabinetry overlooking a private, well screened backyard. The generously sized main bedroom offers a tranquil leafy outlook, complete with a renovated ensuite & a walk-in robe, providing a peaceful retreat within the home. The 2nd good-sized bedroom also features a private leafy outlook & the third bedroom/study is tucked away from the rest of the home & overlooks the front garden. Both bedrooms are complete with built in robes & serviced by the main bathroom complete with a bathtub, shower & vanity. For year-round comfort, the home features a remote-controlled locked double garage with internal access, additional Colourbond spacious garage/workshop, laundry with plenty of storage & external access, garden shed, 6-star EER & 2 split systems in the living areas. With its thoughtful layout, modern amenities & ample space for both relaxation & entertainment, this home truly offers the ideal lifestyle to create lasting memories.

Features: North facing single level home Cul-de-sac Engineered timber flooring Ducted gas heating & evaporative cooling throughout Additional split system in lounge room & family area Security screened front door Main bedroom features a walk-in robe, ceiling fan & a renovated ensuite. Family area extends onto a brick paved covered pergola area complete with built in BBQ cabinetry Remote controlled double garage is internally accessible. Separate Colourbond garage/ workshop with roof insulation Fully fenced backyard with easy care garden Rainwater tank & garden shed Minutes away from Woolworths & public transport

Essentials: Block Size: 502m² Living area: 113m² Garage: 36m² Metal garage: 20m² Total area: 169 m² Rental estimate: \$700 - \$730 per week Land tax: \$3,900 per annum (investors only) Rates: \$2,515 per annum Unimproved Value (2023): \$421,000 Built: 2003 EER: 6