

1 Edgley Place, Dunlop, ACT, 2615

LUTON

House For Sale

Thursday, 18 July 2024

1 Edgley Place, Dunlop, ACT, 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Justine Burke

Immaculate Single-Level Home in a Leafy Setting

This immaculately presented home is perfect for a first home buyer or someone wanting to downsize with the single-level layout ideal for everyone. Set on a level block and surrounded by lovely established gardens the home is turn key ready for the new owner, particularly with fresh paint and new carpet.

The home comprises three well proportioned bedrooms all with ample storage. The main bedroom is segregated from the other bedrooms and features a generous walk-in wardrobe.

This beautiful home offers the best of open-plan living but with the benefit of two separate areas with a lovely indoor/outdoor flow. A functional kitchen provides plenty of bench space, storage cupboards and gas cook top plus courtyard views. The extra large bathroom has been modernised and offers excellent storage space.

Completing the picture is a private covered outdoor living area, a double garage with covered access and one auto door, ducted reverse cycle air conditioning, private courtyards and well established gardens. If you are looking for a home that is move in ready, you must put 1 Edgley Place at the top of your list!

Features:

- Quiet cul-de-sac location
- Surrounded by established gardens
- Single-level home
- Separate living areas
- Well-equipped kitchen with gas stove
- Segregated main bedroom
- Built-in wardrobes to all three bedrooms
- Large bathroom with excellent storage
- Freshly painted throughout
- New carpet
- Ducted reverse cycle heating and cooling
- Private covered entertaining area
- Secure yard
- Double garage with one auto door
- Side access for off-street parking
- Located a short drive away from local schools and shops
- Rental appraisal of \$625 to \$675 per week

EER: 5

Land Size: 467m²

Living Size: 115m² (approx.)

Land Rates: \$2,453 p.a (approx.)

Land Value: \$404,000 (approx.)