

# 13 Buckmaster Crescent, Dunlop, ACT 2615

MARQ

## House For Sale

Thursday, 11 July 2024

13 Buckmaster Crescent, Dunlop, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 986 m<sup>2</sup>

Type: House



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## Auction onsite

Homes don't often tick all the boxes, but some come very close. With green open areas literally at your back doorstep, this spacious single-level home in Dunlop blends space, functionality, and resort-style living. Sitting at the end of a quiet cul-de-sac, the four-bedroom, two-bathroom property offers plenty of room, from the generous bedrooms to multiple living areas including a large, light-filled rumpus room. The master suite sits privately as a parents' retreat, complete with walk-in robe, bay window and ensuite. The fully renovated kitchen boasts waterfall benchtops, soft close drawers, wall mounted AEG pyrolytic oven and gas cooking. Both bathrooms have also undergone sleek renovations featuring modern fixtures and a luxurious bathtub in the main bathroom. The whole home also looks fresh thanks to a recent internal repaint. Outside is your own private oasis. A covered entertaining terrace overlooks the sparkling in-ground pool and spa, set against established gardens and lawn. Alongside it, a versatile studio could work as a man cave, a workshop, or even a guest retreat. From the back fence, a private gate offers direct access to a reserve, the National Horse Trail, Charnwood playing fields and the local netball centre. And the quiet location is still conveniently close to everything you need, including Belconnen's cafes, restaurants and shops, schools and public transport.

- Four-bedroom, two-bathroom home, interior recently repainted
- Fully renovated kitchen with waterfall benchtops, soft close drawers, wall mounted AEG pyrolytic oven, gas cooking, and ducted rangehood.
- Private master suite with walk-in robe and renovated ensuite
- Three other bedrooms with built-in robes
- Renovated main bathroom with bathtub and separate powder room
- Formal lounge and dining room, large rumpus room
- Ducted evaporative cooling and gas central heating, reverse cycle air conditioning units to some rooms
- Contemporary laundry with ample storage
- Double lock-up garage, covered rear entertaining area
- In-ground pool and spa with gas heater and solar-ready plumbing
- Air-conditioned 20sqm studio with built-in fold-up double bed, plus workshop
- 10kw solar system with LG battery providing emergency backup power
- Bosch 270l hot water heat pump, rainwater tanks - Energy Efficiency Rating 3.5
- Rental appraisal - \$810-\$860 per week
- NBN Fibre to the Premises (FTTP)
- 239sqm living, studio/hobby room 40sqm, 41sqm garage, 986sqm block
- Close proximity to Woolworths Dunlop, Charnwood Shopping Precinct and Belconnen Town Centre

General Rates: \$3,049.26 Land Tax (if rented): \$5,533.36 Unimproved land value: \$567,000

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