

**7/52 Jeff Snell Cres, Dunlop, ACT, 2615**



**House For Sale**

Friday, 2 August 2024

7/52 Jeff Snell Cres, Dunlop, ACT, 2615

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Eoin Ryan Hicks



Olivia Schultz  
0415366287

## **Be quick this will sell fast**

This delightful two-bedroom, one-bathroom apartment is nestled in the heart of Dunlop. This inviting residence is perfect for first-time homebuyers looking to step into the property market or savvy investors seeking a valuable addition to their portfolio.

Step inside to find a spacious living area that seamlessly extends to a private balcony, offering an ideal spot for relaxation and outdoor enjoyment. The well-appointed bathroom provides both comfort and style, ensuring your daily routines are a pleasure. Additionally, the property includes a lock-up garage, adding a layer of convenience and security.

The apartment's prime location places you just a short stroll away from the Dunlop shops, ensuring all your daily needs are within easy reach. Nature enthusiasts will appreciate the proximity to the Dunlop Wetlands and playground, perfect for leisurely walks and outdoor activities.

### Features:

Two bedrooms with built-in-robos

Large private balcony

Single lock-up garage

Updated kitchen

Walking distance to Dunlop shops and trails

Reverse cycle heating & cooling

71m<sup>2</sup> of living

Land Tax: \$2,441.62 pa approx

Rates: \$1,876.15 pa approx

Body Corporate: \$3,913.52 pa approx

EER: 6.0

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