

**7 Berkeley Street, Dunlop, ACT, 2615**



**House For Sale**

Wednesday, 14 August 2024

7 Berkeley Street, Dunlop, ACT, 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



George Vlandis  
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## An Easy Entry | Don't Miss Out

Low maintenance and refreshed this home is ideal for anyone looking to enter the market or those downsizing but still needing space.

With new paint and carpets, this entry-level home boasts a practical layout featuring a generous lounge, and sunny north facing kitchen, and dining area. The kitchen features ample storage space and gas cooking.

Three comfortable bedrooms all have built in robes while the home also offers evaporative cooling and gas heating. The low maintenance backyard has side access.

Located in a peaceful, family-friendly neighbourhood and just moments from local shops, schools, and playgrounds, this location is a clear winner for buyers seeking convenience and community.

- \* Painted throughout and new carpet
- \* Separate lounge and dining area
- \* North facing family room
- \* Three bedrooms with built in robes
- \* Functional kitchen with gas cooking
- \* Evaporative cooling and gas heating
- \* Linen storage
- \* Low maintenance backyard
- \* Moments away from local shops, schools and parks

Build: 1995

Block: 374sqm

Living: 118 sqm

EER: 6.0

UV: \$378,000 (2023)

Rates: \$2,351 p.a.

Land Tax: \$3,512 p.a. (investors only)

### Disclaimer:

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