

73 Shrivell Circuit, Dunlop, ACT 2615

LUTON

House For Sale

Monday, 8 July 2024

73 Shrivell Circuit, Dunlop, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 923 m2

Type: House



Ben Oostermeyer
0261763420



Tracey Oostermeyer
0408374360

Auction

It is rare to find a home of this caliber in a dress circle location like Shrivell Circuit. Boasting 4 bedrooms, 2 bathrooms, multiple flexible living spaces including rumpus and study, plus a double garage, this immaculately presented home is a haven of convenience. Step into the inviting living spaces, flooded with natural light. New hybrid flooring adorns the living spaces and bedrooms, creating an ambiance that radiates warmth and style. The open layout embraces a seamless flow and provides an optimal space for relaxation and gatherings. This is where cherished memories are made. The super-sized bedrooms are set to the rear and all offer built in robes with a walk through robe and dual basin ensuite to the master suite. A three-way bathroom for the rest of the house ensures convenience for a larger family. For those who need even more space, the rumpus has been divided to provide a generous study in addition to play space. One of the standout features of this property is the modern kitchen, complete with gas cook top, dishwasher and walk-in pantry. This sleek and efficient space is a delight for those who love to cook and entertain. Prepare gourmet meals with ease and style, while enjoying the functional and contemporary design that defines this kitchen. As you explore further, you'll be captivated by the extensive deck and pergola, an extension of your living space, not to mention ample space to play in a yard defined by privacy. Established lawn and hedges are a feature with the benefit of abundant fruit trees including lemon, nectarine, fig, apricot and persimmon. A segregated utility space provides room for storage and working away from the yard. Imagine leisurely mornings with a cup of coffee or alfresco evenings with loved ones. This oasis is a canvas for your outdoor dreams. This home represents an opportunity you don't want to miss. With its single level floor plan, modern kitchen, and prestigious location, it's the perfect match for anyone seeking comfort and style. Contact us now to arrange a viewing and experience firsthand the harmony of contemporary living. Your dream home awaits!

Features:- Quiet location- Refreshed throughout, nothing to do- Light filled formal and informal living areas- Rumpus with study and external access- New hybrid flooring to the living areas and bedrooms- Modern kitchen with gas cooking, dishwasher and walk-in pantry- Queen sized bedrooms with built in robes- King sized master with WTR and dual basin ensuite- Full bathroom, plus powder room with full height tiles- Potential to turn rumpus/study into 2 separate bedrooms- Ample storage throughout - Timber deck with pergola- Private, expansive yard- Abundant fruit trees including lemon, nectarine, fig, apricot and persimmon- Segregated utility/pet area with large garden shed- Reverse cycle air-conditioning in the living spaces and master- 43 square meter garage with electric door, storage and internal access- New epoxy coating to the garage floor- Second driveway to secure off street parking for a caravan or boat- Plenty of off-street parking space- FTTP NBN Connected- Potential to sub-divide with a second residence (Subject to approval)- Walking distance to Dunlop Woolworths- Three minutes' drive to the thriving Charnwood shopping precinct and amenities- Convenient to local public and private schools- Public transport on Lance Hill Avenue

Construction: 2003 **EER:** 4 Stars **Rates** \$3,020 per annum approx. **Rental Appraisal:** \$780 - \$830 per week **Living area:** 225 m2 approx. **Garage area:** 43m2 approx. **Pergola:** 35m2 approx. **Area under roof:** 310m2 approx.