

74 Branson Street, Dunlop, ACT 2615



House For Sale

Sunday, 23 June 2024

74 Branson Street, Dunlop, ACT 2615

Bedrooms: 4

Bathrooms: 2

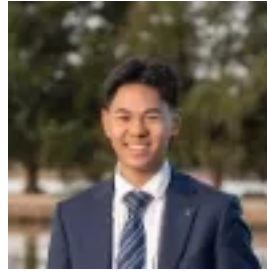
Parkings: 2

Area: 462 m2

Type: House



Jake Battenally
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Robert Nepomuceno
0432697321

\$920,000

Immaculately presented and meticulously cared for, this charming 4-bedroom residence at 74 Branson Street, Dunlop, eagerly awaits its new owners. Nestled in a serene, rural-feeling enclave within one of Belconnen's beautiful neighbourhoods, this property presents an outstanding opportunity to secure a cherished family abode or enhance an investment portfolio. The open plan kitchen, meals, and family area create a warm and inviting space. The kitchen is fully equipped with a gas cooktop, electric oven, and Bosch dishwasher, making it easy to prepare meals the whole family will love. Enjoy the flexibility of separate lounge and dining areas, perfect for both everyday living and entertaining guests. The master bedroom offers a walk-in robe and ensuite, while three additional bedrooms come with built-in robes, ensuring ample storage for the whole family. The main bathroom includes a separate bath and shower, complemented by a separate toilet for convenience. The spacious entertaining pergola and fully fenced backyard with low maintenance landscaping provide an ideal setting for outdoor gatherings. The covered entertainment area further enhances the outdoor living experience. Modern comforts are well catered for, with blackout shutters, ducted gas heating, and evaporative cooling. A well-appointed laundry room with external access adds to the practicality of this home. The double garage, featuring a remote control roller door, internal access, and backyard access, adds to the convenience and security of the property. Families will appreciate the zoning to Fraser Primary School and the proximity to green spaces, walking trails, and local parks, making this home a perfect blend of comfort, convenience, and lifestyle. Features: Open plan kitchen, meals and family Kitchen with gas cooktop, electric oven and Bosch dishwasher Separate lounge and dining Master bedroom with walk-in robe and ensuite 3 additional bedrooms with built-in robes Main bathroom with separate bath and shower Separate toilet Laundry room with external access Blackout shutters Ducted gas heating and evaporative cooling (approximately 3 years old) Spacious entertaining pergola Fully fenced backyard Low maintenance landscaping Covered entertainment area Double garage with remote control roller door internal access and backyard access Zoned to Fraser Primary School Close to greenspace, walking trails and local parks Stats: Build: 2005 Block: 462sqm Living: 149sqm Garage: 37sqm EER: 4.5 UV: \$380,000 Rates: \$2,412 pa Land Tax: \$3,653 pa Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.