

# 8 Dale Place, Stirling, ACT, 2611

## House For Sale

Wednesday, 14 August 2024



8 Dale Place, Stirling, ACT, 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Patricia White

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## Complete package!

This property ticks all the boxes, it's the complete package. This north facing three bedroom home is nestled at the end of a quiet cul-de-sac opening into the adjacent parkland. With the footpaths paths at your doorstep there are no roads to cross to the local primary and high school, Arawang netball courts, abundance of local playing fields and the Chapman shops.

Inside the open plan living areas allow the natural light to fill the living areas. The spacious kitchen with European laundry provides for an enormous kitchen with breakfast bar along with a dishwasher and gas cooktop. The bathroom renovations feature a separate shower and bath and floor to ceiling tiles. There are built in cupboards and ceiling fans in two of the three bedrooms. Your year round comfort is catered for with reverse cycle air conditioning and ducted evaporative cooling. The solar system is sure to slash your energy bill!

The back yard is built for family living and entertaining. The secure garden features an enormous, covered deck with only a few steps down to the lawn area. The double garage has sliding doors that open out to a second covered pergola with outdoor wash basin. The veggie beds are ready to go for spring!

Take advantage of all of the current owner's hard work in creating this complete package that is move in friendly!

Features include:

- Instant gas hot water
- North facing
- Solar system
- Covered pergola
- Large deck
- Double garage
- Renovated kitchen
- Reverse cycle air conditioning
- Ducted evaporative cooling
- Ceiling fans in two bedrooms
- Linnen press
- Secure garden
- Cul-de-sac- location
- Walk to schools and shops
- Parkland on your doorstep

General Rates: \$3,281 approx pa

Land Tax: \$5,633 approx pa (if rented)

Block size: 829sqm approx