



## Dunlop, 7/52 Jeff Snell Crescent

Motivated Seller

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.



**For Sale**  
By Appointment

**View**  
By Appointment

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

EER ★★★★★

**LJ Hooker Kippax**  
**(02) 6255 3888**



**Features:**

- Two bedrooms with built-in-robos
- Large private balcony
- Single lock-up garage
- Updated kitchen
- Walking distance to Dunlop shops and trails
- Within Fraser Primary School catchment
- Reverse cycle heating & cooling
- 71m2 of living
- Complex of 8 units

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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## More About this Property

<b>Property ID</b>	1HAMF9U
<b>Property Type</b>	Apartment
<b>EER</b>	6

**Eoin Ryan-Hicks 0424 042 419**

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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

7/52 Jeff Snell Crescent, Dunlop

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