1 Kilburn Close, Dunlop

The Perfect First Step

FIND.
Positioned in a quiet cul-de-sac in the heart of Dunlop, this charming single level home presents the perfect opportunity for first home buyers, downsizers or investors seeking comfort, simplicity and low-maintenance living. Set on its own single title block with no body corporate, the home offers a practical layout, easy-care outdoor spaces and energy-efficient inclusions, all within close proximity to local shops, parks and everyday amenities.

LOVE.
Designed for effortless living, the home welcomes you with a light-filled open plan living and dining area that feels warm, comfortable and easy to maintain. The practical kitchen offers electric cooking, good storage and a functional layout that connects seamlessly with the main living spaces, making everyday living simple and convenient. All three bedrooms are well-sized and positioned thoughtfully around the central bathroom, creating a practical floorplan suited to couples, young families or downsizers alike. Split system heating and cooling ensures year-round comfort, while solar panels and a heat pump hot water system help enhance energy efficiency and reduce ongoing costs.
Outside, the easy-care backyard offers enough space to entertain, relax or enjoy gardening without the burden of heavy maintenance.

3 1 1

FOR SALE
$625,000+

AGENTS
Eoin Ryan-Hicks
0424 042 419
Eoin.ryan-hicks@ljhooker.com.au

Olivia Schultz
0415 366 287
olivia.schultz@ljhkippax.com.au

AGENCY
LJ Hooker Kippax
(02) 6255 3888

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.

LJ Hooker

With its single titled position, functional design and move-in ready appeal, this is a home that offers comfort and convenience from day one.

LIVE.
Located in a peaceful pocket of Dunlop, this home enjoys easy access to local schools, playgrounds, walking trails and public transport. Kippax Fair Shopping Centre, Belconnen Town Centre and a range of cafés, restaurants and everyday conveniences are all just moments away. Combining a relaxed suburban lifestyle with excellent accessibility, this is an opportunity to secure a quality home in a highly convenient location.

ABOUT THE AREA
Local Transport:
- Nearby bus services connecting through Belconnen and Canberra CBD
- Easy access to major arterial roads

Shopping & Dining:

- Kippax Fair Shopping Centre
" Westfield Belconnen
" Local cafés, restaurants and takeaway options

Schools:

- Kingsford Smith School
- St Thomas Aquinas Primary School
- St Francis Xavier College

OVERVIEW:
- 3 bedroom, 1 bathroom, 1 car home
- Single titled property with no body corporate
- Open plan living and dining area
- Kitchen with electric cooking
- Split system heating and cooling
- Solar panels
- Heat pump hot water system
- Functional single level floorplan
- Low maintenance yard
- Ideal first home, downsizer or investment opportunity

RATES/SIZE:
Block Size: 380sqm approx.
Living Size: 90sqm approx.
Rates: $2,768p.a approx.
Land Tax: $4,543p.a approx.
EER: 3.5
Year Built: 1996

Disclaimer:
All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

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.

MORE DETAILS

Property ID	1J61F9U
Property Type	House
House Size	90 m2
Land Area	380 m2
EER	3.5

Eoin Ryan-Hicks 0424 042 419
Franchise Owner | Sales Manager | Licensed Agent ACT & NSW | Eoin.ryan-hicks@ljhooker.com.au
Olivia Schultz 0415 366 287
Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhkippax.com.au

LJ Hooker Kippax (02) 6255 3888
Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
kippax.ljhooker.com.au | kippax@ljhooker.com.au

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.

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

5 Fleay Place, Dunlop

LJ Hooker

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.

LJ Hooker