

107 Archdall Street, Dunlop

## Entry-Level Opportunity - Make it Yours

Positioned in a family-friendly pocket of Dunlop, this home presents an outstanding opportunity for first-home buyers, downsizers, or savvy investors looking to secure an affordable foothold in the market.

Freshly painted throughout, this well-maintained home offers a clean, modern feel and is ready for immediate enjoyment. The practical layout includes three comfortable bedrooms, a central two-way bathroom, and light-filled living spaces designed for easy everyday living.

Set on a low-maintenance block, the property provides a private backyard with plenty of scope to personalise, entertain, or simply relax.

With an interstate investor committed to selling, this is a genuine opportunity to secure a great-value home in a convenient location close to schools, shops, parks, and transport.

- Freshly painted interiors - move in ready
- Three bedrooms with built in robes
- Two-way bathroom
- Split system heating and cooling

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.

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**FOR SALE**  
\$640,000

**VIEW**  
Sat 13th Jun @ 10:30AM - 11:00AM

**AGENTS**  
George Vlandis  
0437 398 774  
gvlandis@ljhbelconnen.com.au

Anushka Poudel  
0405 220 461  
apoudel@ljhbelconnen.com.au

**AGENCY**  
LJ Hooker Belconnen  
(02) 6251 1477

**LJ Hooker**

- Electric cooking
- Outdoor entertaining and pergola
- Low maintenance private backyard
- Double carport
- Opposite bus route and next to local parks, shops and schools

- Build Year: 1996
- Land Size: 489sqm
- Living Size: 90sqm
- Carport Size: 34sqm
- EER: 5.5
- Rates: \$2,923 p.a.
- Land Tax: \$4,986 p.a. (investors only)

**Disclaimer:**

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**MORE DETAILS**

Property ID	HP11WF8H
Property Type	House
House Size	90 m2
Land Area	489 m2
EER	5.5

**George Vlandis 0437 398 774**

Sales Agent | [gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)

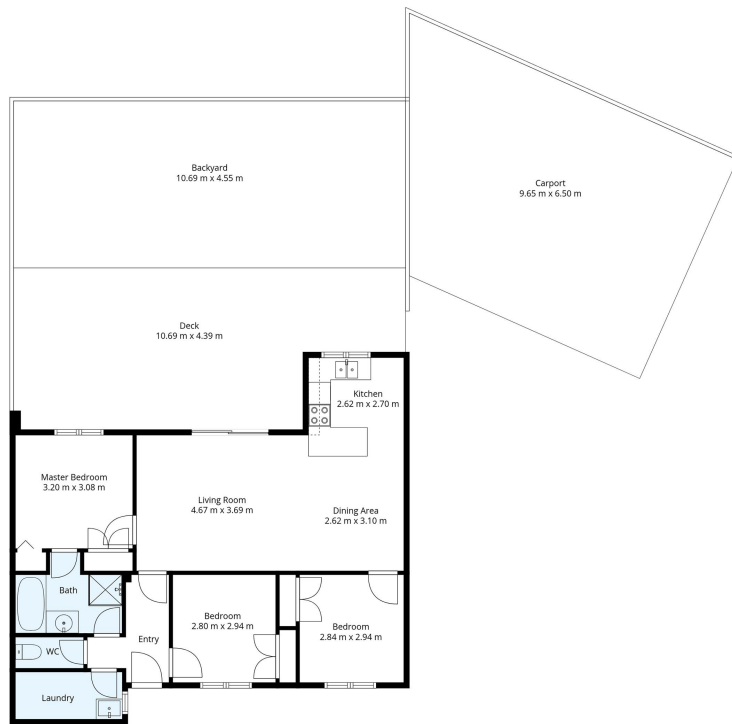
**Anushka Poudel 0405 220 461**

Sales Associate | [apoudel@ljhbelconnen.com.au](mailto:apoudel@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617  
[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)





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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*