

11 Shrivell Circuit, Dunlop

Elegant Living with Space for the Whole Family

Step into a home that has been lovingly owned for the past 22 years, designed for growing families where space, comfort, and flexibility come together effortlessly.

From the moment you step inside, you're welcomed by an elegant entrance hall where glamorous French doors open into a large open-plan living room - truly the heart of the home. This inviting space is perfect for both relaxed family living and entertaining guests.

The separate lounge and dining room to the front of the home provides a relaxed and peaceful haven for the adults. It provides views of the front and back garden while still being easily connected to the kitchen and family areas.

The kitchen is well-equipped with plenty of bench and cupboard space, complemented by stainless steel appliances including a two-drawer dishwasher and gas cooking. Overlooking the meals and family area, it creates a seamless hub for everyday living.

The home offers four bedrooms, with the master suite featuring a walk-in robe and private ensuite. The fourth bedroom has been

4 2 2

FOR SALE
Auction

AGENTS

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

Biba Berjaoui
0439 393 149
bberjaoui@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen
(02) 6251 1477

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

thoughtfully converted into a home office / study, complete with a fold-down Murphy bed - ideal for working from home while still accommodating guests when needed.

Comfort is assured year-round with evaporative cooling and ducted gas heating, while hybrid flooring and carpet add a modern and practical finish throughout.

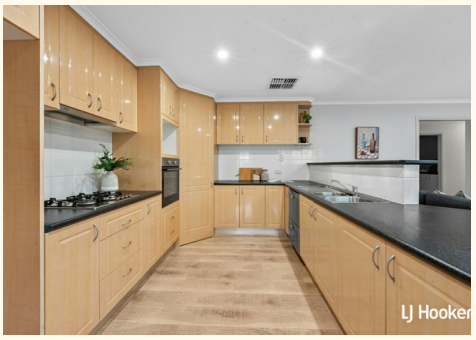
Stepping outside onto the pergola and low maintenance backyard awaits which is ideal for summer parties and enjoying the warm Canberra months. Everything you need is just moments away including a local Woolworths, parks, The ponds, and public transport, and are all within walking distance.

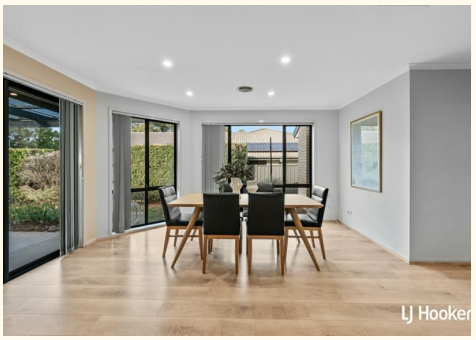
- Four-bedroom home with flexible floorplan
- Master bedroom with ensuite and walk-in robe
- Fourth bedroom/study with fold-down Murphy bed
- Large formal lounge and dining room
- Open plan kitchen, meals, and family area
- Kitchen with ample storage and stainless-steel appliances
- Pergola and private backyard
- Evaporative cooling and ducted gas heating and cooking
- Hybrid flooring and carpet throughout
- Double garage with internal access
- Walking distance to Woolworths, bus stops, parks, and The Ponds

- Year Built: 2004
- Land Size: 625sqm
- Property Size: 190sqm
- Carport Size: 39sqm
- EER: 4.5
- Rates: $3,201p.a.
- Land Tax: $5,758 p.a. (investors only)

Disclaimer:
All information contained herein is gathered from external 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 and satisfy themselves in all respects.











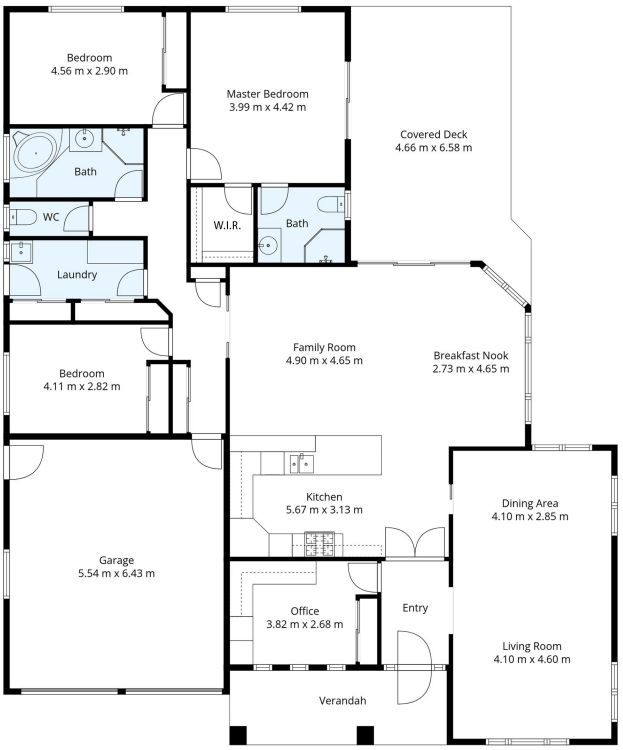
MORE DETAILS

Property ID	HP10VF8H
Property Type	House
House Size	230 m2
Land Area	625 m2
EER	4.5

George Vlandis 0437 398 774
Sales Agent | gvlandis@ljhbelconnen.com.au
Biba Berjaoui 0439 393 149
Sales Associate | bberjaoui@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617
belconnen.ljhooker.com.au | belconnen@ljhbelconnen.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.



11 Shrivell Circuit, Dunlop

N

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.

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.