



12 Akubra Place, Dunlop

Your First Step, Your Family's Next Chapter

Our sellers are making an interstate move, creating an exciting opportunity for buyers looking to secure a well-presented family home in a popular location.

Perfectly suited to first-home buyers, young families and those looking for a little more room to move, this home offers a smart and functional floorplan with all the ingredients for comfortable family living.

The open-plan kitchen and family living area creates an effortless everyday hub, with the kitchen featuring gas cooking, dishwasher, breakfast bar and excellent storage.

From here, sliding doors open to the covered entertaining area and backyard, perfect for relaxed weekend gatherings, children's play or simply enjoying your morning coffee outdoors.

A separate second living room adds valuable flexibility. Use it as a formal lounge, children's retreat, media room or home office, the choice is yours.

The master suite is thoughtfully positioned for privacy and features a

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AUCTION

Sat 17th Oct @ 11:15AM

VIEW

Sat 26th Sep @ 11:45AM - 12:15PM

AGENTS

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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.



walk-in robe and ensuite, while the remaining bedrooms include built-in robes and are conveniently serviced by the main bathroom.

Outside, the fully fenced backyard offers a wonderful space for children and pets, with established, low-maintenance gardens and a covered entertaining area making outdoor living easy.

The home is conveniently located moments away from the Kippax Fair, local schools and easy access into Belconnen Town Centre and the City via William Hovell Drive.

- Three bedrooms, all with robes
- Master bedroom with walk-in robe and ensuite
- Two bathrooms plus separate toilet
- Two living areas
- Open-plan kitchen and family living
- Kitchen with gas cooking, dishwasher and ample storage
- Covered outdoor entertaining area
- Fully fenced, established backyard
- Ducted reverse-cycle air conditioning
- Double garage with internal access
- Side access for additional off-street parking
- Quiet cul-de-sac location

- Year Built: 2001
- Land Size: 450sqm
- Property Size: 148sqm | Living: 112sqm | Garage: 36sqm
- EER: 4.0
- Rates: \$2,866p.a.
- Land Tax: \$4,997p.a. (investor only)
- UV: \$455,000

Disclaimer:

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MORE DETAILS

Property ID	HP195F8H
Property Type	House
House Size	112 m2
Land Area	450 m2
EER	4

George Vlandis 0437 398 774

Sales Agent | gvlandis@ljhbelconnen.com.au

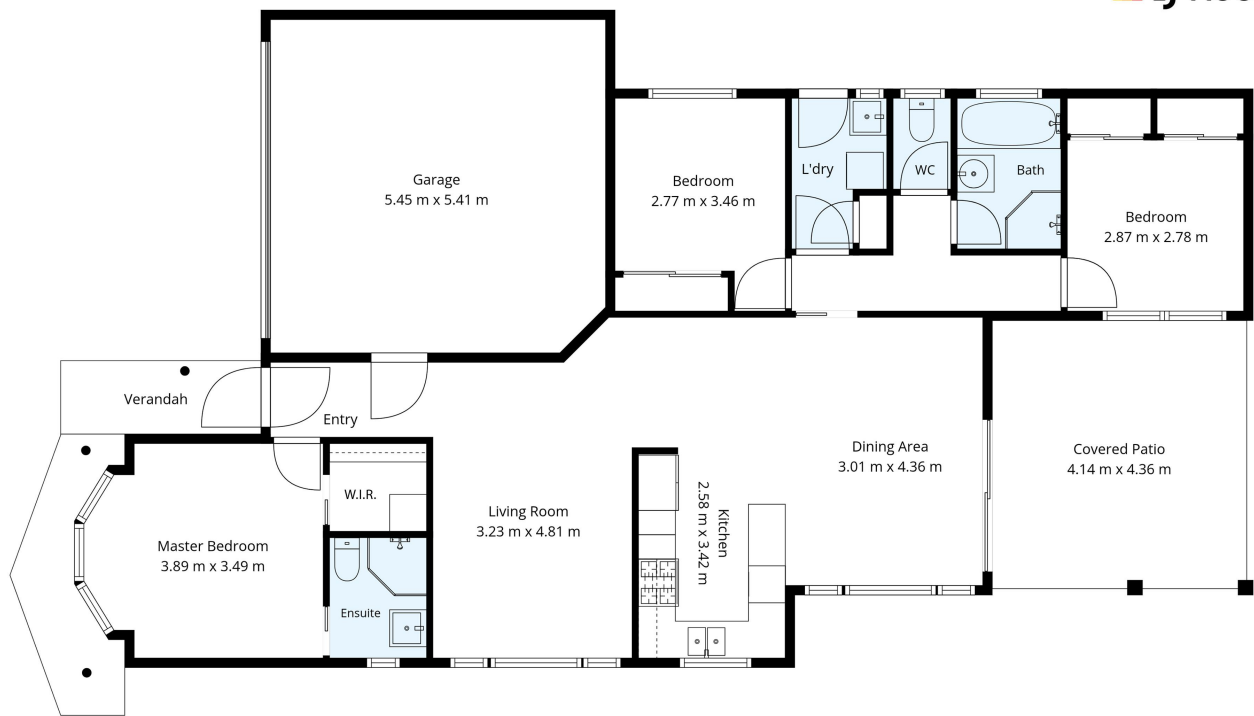
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered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