



14 Douglas Waterhouse Drive, Dunlop

## A unique Federation-style masterpiece.

14 Douglas Waterhouse Drive is a masterpiece in design and construction that takes you to an era of elegance and sophistication.

One of the best homes you will find in Canberra and, with over 500sq/m under roof, this home displays an exemplary level of quality and meticulous attention to detail.

Built in 2006, this stunning home offers:

- Five bedrooms;
- Executive study;
- Three bathrooms;
- Formal living;
- Formal dining;
- Large kitchen & family room;
- Multipurpose room with WC and kitchenette;
- Loft rumpus room;
- spectacular views to the Brindabella's; and
- A covered outdoor entertaining area.

Everything about the home speaks quality: from the floor-to-ceiling tiled bathrooms, period light fittings, ornate doorways, superb lead lighting and solid timber joinery. This home is stunning.

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**  
\$1,495,000+

**VIEW**  
Sat 11th Jul @ 1:45PM - 2:30PM

**AGENTS**  
Jeff Shortland  
0417 483 627  
jeff.shortland@ljhooker.com.au

**AGENCY**  
LJ Hooker Gungahlin  
(02) 6213 3999

 **LJ Hooker**

As soon as you step inside, the central gallery provides an immense feeling of elegance and space as the high ceilings enhance the décor.

Complete with period fireplace and high ceiling, the formal living room exudes classic character and makes for a stunning sitting room. Equally impressive, the adjoining formal dining room provides plenty of space and atmosphere for formal dinners.

Taking full advantage of the northerly aspect and natural light, the family room and kitchen are ideal for breakfast, lunch and afternoon teas.

The spacious kitchen is quite functional and includes solid timber joinery, gas cook top, electric oven, dish washer and a large walk-in pantry.

There are two bedrooms on the ground floor:

- The main bedroom is unbelievably spacious and includes a sitting area, walk-in cupboard, as well as a secondary built-in cupboard and a stunning ensuite.
- Bedroom two is also quite large and is located next to the main bathroom making it the perfect guest bedroom.

The home also includes a grand study that gives you plenty of space as well as a bay lead light window.

At the rear of the home, there is a landscaped garden, large covered outdoor entertaining area and a multipurpose room that includes a toilet and kitchenette.

Upstairs there are three additional generous bedrooms, a bathroom and an enormous living area complete with stunning views to the Brindabella's.

Ducted reverse cycle air conditioning (three separate units), electric hot water, ceiling fans, ducted vacuum, solid timber flooring, separate laundry and an enormous amount of internal storage space are also included.

There is a double garage and carport under the roof line, off-street parking as well as two large garden sheds.

With 180-degree views to the Brindabellas, a peaceful rural ambience and a residential masterpiece, 14 Douglas Waterhouse Drive represents exceptional value.

Please call Jeff Shortland, 0417 483 627 to arrange an inspection.

In brief:

- Immaculately presented
- Two storey Federation-style executive home
- Five large bedrooms
- Three bathrooms
- Grand study
- Formal living room
- Formal dining room
- Open-plan family room and kitchen
- Spacious kitchen with solid timber joinery & walk-in pantry
- Gas cooktop, fan forced electric oven and dishwasher
- Electric hot water
- Ducted RCAC (three units)
- Ducted vacuum system

- Spacious laundry
- Freestanding covered outdoor entertaining area
- Double garage with internal access
- Additional carport under the roofline
- Garden sheds
- Charnwood Shopping Centre within 2km
- Fraser Primary (zoned) 2.5km
- Kippax Fair 5km
- Established landscaped gardens
- Build: 2006
- NBN: FTTN

- " Ground floor: 237 m<sup>2</sup>
- " Multipurpose room 28.8 m<sup>2</sup>
- " Upper level: 136.8 m<sup>2</sup>
- " Garage: 39 m<sup>2</sup>
- " Carport: 18 m<sup>2</sup>
- " Alfresco: 52 m<sup>2</sup>
- " Total under roof: 511.6 m<sup>2</sup>
- " Block: 841 m<sup>2</sup>
- Rates approx: \$3600 pa
- Land tax approx: \$6000 pa
- UV: \$544,000 (2025)
- NBN: FTTP
- EER 6.0

## MORE DETAILS

Property ID	372EGCY
Property Type	House
House Size	350 m2
Land Area	840 m2
EER	6
Including	Study Ducted Cooling Ducted Heating

**Jeff Shortland 0417 483 627**  
Licensed Agent | [jeff.shortland@ljhooker.com.au](mailto:jeff.shortland@ljhooker.com.au)

**LJ Hooker Gungahlin (02) 6213 3999**  
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,  
GUNG AHLIN ACT 2912  
[gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)





Upper Floor



Ground Floor

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.

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