

Dunlop, 16 Lance Hill Avenue

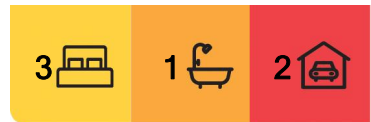
Exceptional Value in Dunlop - Perfect Starter or Investment Opportunity

This beautifully presented home in Dunlop is an outstanding opportunity to begin your real estate journey. From the moment you see it, the property exudes charm and curb appeal, and the same high standard of presentation continues throughout the home and its well-maintained block.

Inside, you'll find three spacious bedrooms, accompanied by light-filled living areas adjacent to the kitchen, offering a bright and welcoming space for relaxation or entertaining.

The home is move-in ready, with all the modern comforts have been added, including evaporative cooling to compliment the existing gas heating.

The home also offers a standout feature for those needing extra space-a large double garage complete with an outstanding workshop. This is a home handyman or tradie dream



For Sale
Auction

View
ljhooker.com.au/2GJCF9Q

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space.

Outside, the fully landscaped backyard is ideal for outdoor entertaining, featuring a stunning island-covered rear deck complete with a stylish studio that is perfect for your creative pursuits.

Set on a well-positioned 483m² block in a prime location, this home is packed with more features than many comparable properties. It's an exceptional opportunity.

This is a first home buyers dream... whether you're entering the market or looking for an investment property that's hard to beat. Don't miss out-our motivated owners are ready to sell on auction day.

Please speak with Tim Russell 0416087834 or Jackson White-Brettell 0421479376 for further information or a private inspection.

Features include:

Gas Heating

Evaporative cooling

Fully landscaped rear yard

Beautiful Island entertaining deck complete with garden studio

Large double garage with outstanding workshop and oversize access doors

Water tanks with Drip irrigation to the garden

483m² block

Beautiful from the street

Rates: \$2,404.00 pa approx

Land Tax: \$3,260 pa approx

EER: 3.5

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More About this Property

Property ID	2GJCF9Q
Property Type	House
House Size	93 m ²
Land Area	483 m ²
EER	3.5

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16 Lance Hill Avenue, Dunlop

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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