



Dunlop, 19 Mary Hall Circuit

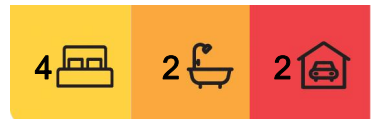
Charming Family Home with Spacious Living Areas and Prime Location

Auction Location: In Room | LJ Hooker Canberra City Auction HQ

This beautifully presented home offers four generously sized bedrooms, each with ample storage. The smart floor plan places the master suite at the back, featuring a walk-in robe and a private ensuite for ultimate privacy. The other bedrooms are nearby, along with a well-appointed central bathroom.

You'll love the multiple living areas perfect for relaxation and entertainment. The front living area is ideal for family gatherings and quiet evenings, with large windows providing peaceful views of the front yard.

At the heart of the home is the central kitchen, equipped with plenty of storage, modern appliances, and gas cooking. Overlooking the patio, the kitchen lets you keep an eye on



For Sale
\$860,000+

View
ljhooker.com.au/1H0ZF9U

Contact
James Elbas
0423 715 124
james.elbas@ljhooker.com.au
Eoin Ryan-Hicks
0424 042 419
Eoin.ryan-hicks@ljhooker.com.au

EER ★★★★★☆

LJ Hooker Kippax
(02) 6255 3888



Disclaimer: 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.

the kids playing in the spacious backyard while you relax.

Outdoor living is low-maintenance and delightful. The front yard has been transformed into a beautiful oasis, perfect for relaxing and socializing. With 420sqm of land and a living area of 156sqm, every inch of space is used effectively.

The home includes a double garage, ducted gas heating, and an air conditioning unit in the living area for year-round comfort. The warm and inviting atmosphere reflects the owners' dedication to creating a truly homely space.

Located on a quiet cul-de-sac, this community-friendly neighborhood boasts welcoming neighbors and a wonderful sense of camaraderie. Parks, schools, and amenities are just moments away, making it the perfect place to raise a family.

Enjoy easy access to local shops, with even more options in nearby. Woolworths is just a 3-minute drive away, and the Canberra City Centre is easily accessible via main roads. Schools are close by, ranging from a short drive to a leisurely 10-minute stroll. Commuting is simple with a bus stop just 100 meters from your doorstep.

Discover the perfect blend of comfort, convenience, and community in this exceptional home.

Features:

- Master bedroom with walk in robe and ensuite
- Gas cooking and hot water
- Separate living and lounge
- 4 spacious bedrooms with robes
- Low maintenance garden
- 2 car garage with internal access
- Ducted gas heating
- Floating timber floorboards
- Close to local shops, schools and parks

Rates: \$2,412 p.a. approx.

Land Tax: \$3,653 p.a. approx.

EER: 5.0

All information contained herein is gathered from 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.



LJ Hooker Kippax
(02) 6255 3888

Disclaimer: 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.

More About this Property

Property ID	1H0ZF9U
Property Type	House
House Size	157 m ²
Land Area	420 m ²
EER	5

James Elbas 0423 715 124

Sales Consultant | james.elbas@ljhooker.com.au

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW | Eoin.ryan-hicks@ljhooker.com.au

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615

kippax@ljhooker.com.au | kippax@ljhooker.com.au



LJ Hooker Kippax
(02) 6255 3888

Disclaimer: 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.



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.

19 Mary Hall Circuit, Dunlop

Produced by DIAKRIT