



Dunlop, 2 Buncle Place

Designed for the Modern Family!

Buncle Up - once you view this home you won't want to leave!

Tired of squeezing into tight spaces and juggling Zoom meetings from the dining table? Say hello to the bigger, better, brighter family life in this gorgeous 4-bedroom + study home in the heart of Dunlop - where room to move meets serious comfort. Whether you're upgrading, upsizing or just looking for a place where the whole crew can stretch out, this beautiful property is vacant and ready to welcome you home.

Location-wise? You're winning. Nestled in a peaceful, family-friendly pocket, you're close to:

- Great local primary schools and colleges - the kids can actually walk (or scooter!)
- Parks and playgrounds - green spaces for morning strolls or taking the dog for a walk
- Local shopping centres - no need to cross town for milk (Woolworths is a 2 min walk!)
- Nature reserves - for weekend bushwalks, bike rides and bird watching



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.



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For Sale
Auction - 10/05/2025

View
ljhooker.com.au/35CVGCV

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EER ★★★★★

LJ Hooker Gungahlin
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- And just a cruisy drive connects you to Belconnen or Canberra's CBD

Inside, you've got space galore - and that's a rare find these days!

- 4 generously sized bedrooms - perfect for growing families, adult children, or perhaps multi-generational living requirements
- A bonus study/home office - because working from the couch isn't a lifestyle
- Freshly painted walls + brand new carpet - that new home feeling without the new build price tag
- A great sized kitchen in the heart of the home - creating an effortless flow between cooking, dining, and connection
- Stunning white shutters add instant charm (and keep your Netflix glare-free!)
- Low-maintenance yard with an undercover alfresco - more time relaxing or entertaining, less time mowing
- A double garage providing security and a driveway that's big enough for longer vehicles (trailers, caravans etc)
- The layout flows beautifully for family life - a segregated front living space and plenty of communal space to hang out, but enough separation so everyone gets their peace and quiet

Some finer details and MORE incredible reasons that will make you want to move right in:

- 217m2 of total living (181m2 of living + 36m2 garage)
- Established and mature gardens, plus coming soon to Dunlop is a vibrant micro-forest, bringing extra shade, wildlife and community to your backyard
- Loads of storage with built in robes to all bedrooms
- Rates that don't break the bank (\$2606 per annum)
- Land tax that makes it a smart investment (\$4105 per annum)
- An estimated rental return of \$780-\$800 per week
- An energy efficiency rating of 4.5 ensuring year-round comfort
- Built in 2005 with NBN fibre to the premises

More About this Property

Property ID	35CVGKY
Property Type	House
House Size	181 m2
Land Area	562 m2
EER	4.5

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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.

2 Buncle Place, Dunlop

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