

Dunlop, 2 Elyard Place

Everything you have been searching for...

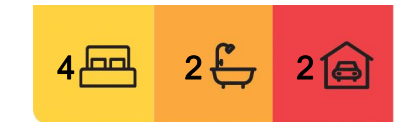
AUCTION 13TH MARCH 2024 AT 6PM | LJ Hooker Canberra City Office, City Walk
Bidding Guide - \$790,000+

This gorgeously presented home will have you discovering four spacious bedrooms, each very spacious and complete with ample storage. The clever floor plan places the master suite at the front of the home, boasting a walk-in robe and ensuite for ultimate privacy and convenience. Meanwhile, the remaining bedrooms are situated towards the back, accompanied by a central bathroom and separate toilet.

You'll be spoiled for choice with multiple living areas to enjoy. With the front living area, right next to the master, doubling as a parent's retreat in the evening, there is also a secondary living space which the owners have creatively adapted as a



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For Sale
\$790,000+

View
ljhooker.com.au/1GXNF9U

Contact
Hannah Green
0422 381 055
hannah.green@ljhooker.com.au
Eoin Ryan-Hicks
0424 042 419
Eoin.ryan-hicks@ljhooker.com.au

EER ★★★★★

LJ Hooker Kippax
(02) 6255 3888

personal work-from-home sanctuary, whilst enjoying the tranquillity of overlooking the front yard through expansive windows.

The heart of the home lies in its central kitchen equipped with lots of storage, modern appliances and gas cooking. Looking out onto the patio, you can relax while keeping an eye on the kids playing in the spacious backyard. This corner block gem stands out from the rest with its expansive outdoor space (big enough to fit a small golf driving range!).

The outdoor living is a standout, fitted with low-maintenance artificial turf, a connected clothesline, exterior lighting, a shed, a fire pit, and a paved entertainment area. The front yard has also been transformed into a stunning oasis, complete with new footpaths and lush greenery for curb appeal and added privacy. Set on 562sqm of land, there is absolutely no wasted space and so many spaces to explore!

The home features a double carport, a recently installed ducted gas heating and reverse cycle heating and cooling throughout. The warm and inviting atmosphere is a testament to the owners' dedication to creating a truly homely space.

Conveniently located on a quiet cul-de-sac corner block, the neighbours are all very friendly and the community is wonderful. With parks, schools, and amenities just moments away, this is the perfect place to raise a family.

Enjoy easy access to the Dunlop shops for convenient shopping, and even more to offer in the precincts of Kippax and Charnwood. Belconnen Mall is a mere 10-minute drive or the Canberra City Centre an easy drive through the connecting arterial roads. Parents will appreciate the proximity to schools, whether it's a quick 2-minute drive or a leisurely 10-minute stroll.

Commuting is a breeze with a bus stop 50 meters from your doorstep. And a special mention to the park across the road providing a perfect retreat for family gatherings and leisurely strolls, just as it did when the current owners were starting their own family.

Schedule your inspection today and make this your forever home!

Rates: \$2,606 p.a. approx.

Land Tax: \$4,105 p.a. approx.

EER: 4.0

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More About this Property

Property ID	1GXNF9U
Property Type	House
House Size	131 m ²
Land Area	561 m ²
EER	4

Hannah Green 0422 381 055

Licensed Agent | hannah.green@ljhooker.com.au

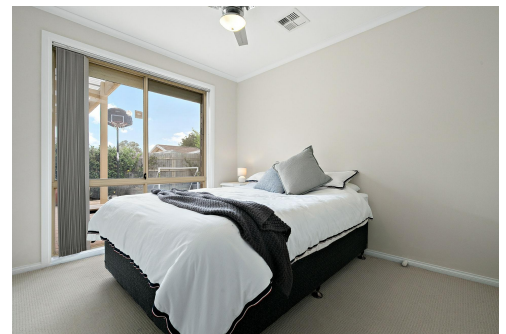
Eoin Ryan-Hicks 0424 042 419

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



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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 Elyard Place, Dunlop

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