

Dunlop, 2 Percy Begg Circuit

Stunning Executive Family Home You Have Been Waiting For

For a private inspection, please call - James Elbas - 0423 715 124 , Eoin Ryan-Hicks - 0424 042 419

Buyers are welcome to present pre-auction offers.

Discover the ultimate of expansive, family-friendly living at 2 Percy Begg Circuit, Dunlop. This captivating home offers a golden opportunity for multi-generational living or dual income with its attached 2 bedroom flat awaiting its next family. With a remarkable 335m2 of internal space, meticulously designed to meet the needs of a large family or an astute investor, this property is truly a rare gem to find in Canberra.

Step inside to discover seven generously sized bedrooms and three beautifully renovated bathrooms, including a luxurious master ensuite. The kitchen is the heart of this stunning



For Sale
Auction

View
ljhooker.com.au/1H40F9U

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EER ★★★★★

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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.

home, complete with elegant finishes with modern amenities to showcase your culinary talents. An additional kitchen enhances the home's versatility, making it ideal for extended family living.

The free-flowing floor plan features a formal lounge, a large dining room, and a family/meals area in the kitchen, providing ample space for both everyday living and entertaining. A large tiled courtyard and an expansive second-storey under-roofline alfresco area offer abundant outdoor entertaining options, perfect for family gatherings in any weather.

The entire property has been upgraded with new flooring and plush new carpets, adding a touch of elegance and comfort throughout. Additional highlights include recently upgraded new ducted reverse cycle air-conditioning ensuring year-round comfort, a double garage with internal access, and extra off-street parking. The generous backyard is a blank canvas for gardening enthusiasts or those desiring extra play space for children.

This exceptional home is conveniently close to local shops, playground, pond, public transport and just a few minutes' drive to Fraser Primary School. With a rental potential of dual incomes and a host of modern renovations, this home is a prime opportunity for families needing more space or investors looking for a high-yield property.

Features

- Well design floor plan
- 7 Bedrooms & 3 Bathrooms
- 2 Kitchens
- Powder room
- New Ducted reverse cycle heating and cooling
- Under roof line alfresco area
- Double garage with internal access
- Generous back yard
- Tiled outdoor entertaining area
- Close to local shops, playgrounds and pond
- Few minute drive to Fraser Primary School

Rates: \$2,801 p.a. approx.

Land Tax: \$4,560 p.a. approx.

EER: 4.5

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More About this Property

Property ID	1H40F9U
Property Type	House
House Size	335 m ²
Land Area	713 m ²
EER	4.5

James Elbas 0423 715 124

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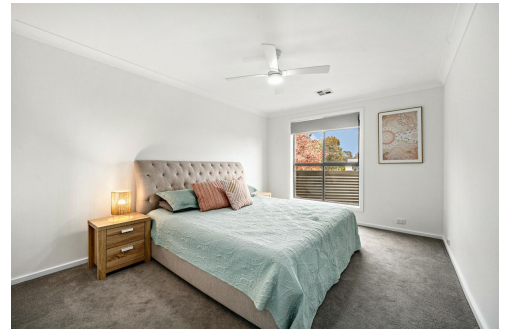
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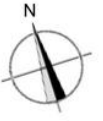
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Ground Floor



First 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.

2 Percy Begg Circuit, Dunlop

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