

21 Jeff Snell Crescent, Dunlop

## Beautifully Kept and Ideal For Low Maintenance Living

Set in a quiet pocket of Ginninderra Ponds estate in Dunlop, 21 Jeff Snell Crescent is a beautifully maintained easy-care home that offers comfort, privacy and effortless living. With a neutral colour palette, tasteful styling and a flowing layout, this is a home that feels immediately welcoming the moment you step inside.

The open-plan living space is light-filled and inviting, flowing seamlessly from the kitchen and out to the established private courtyard gardens. The kitchen is well appointed with generous cupboard space, an island bench ideal for casual meals, and a dishwasher, making everyday living both practical and enjoyable.

Both bedrooms are generously sized and feature built-in wardrobes, while a combination of low-maintenance hybrid flooring in the living areas and soft carpet in the bedrooms adds warmth and functionality. Comfort is assured year-round with a gas furnace, underfloor heating, plus reverse cycle air conditioning in the living space and also the main bedroom.

Outside, the backyard has lovely courtyard gardens, offering a peaceful and private space to relax or entertain without the burden of

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**FOR SALE**  
By Negotiation

**VIEW**  
Sat 21st Feb @ 11:00AM - 11:30AM

**AGENTS**  
Peta Barrett  
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**AGENCY**  
LJ Hooker Gungahlin  
(02) 6213 3999

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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high maintenance. With internal access from the single garage and a location close to nature reserves, ponds, walking paths and local amenities, this is an ideal option for downsizers or first homebuyers seeking a home that is as pretty as it is practical.

#### Key features:

- Two generous bedrooms, both with built-in wardrobes
- Light-filled open-plan living and dining area
- Well-equipped kitchen with island bench, ample storage and dishwasher
- Low-maintenance hybrid flooring plus carpet to bedrooms
- Neutral colour scheme with tasteful, timeless styling
- Gas furnace plus cosy underfloor heating
- Reverse cycle air conditioning
- Beautifully kept and very well presented
- Easy-care and low-maintenance
- Established, private courtyard gardens
- Single garage with internal access
- Close to West Belconnen Pond, grasslands and walking paths

#### Stats:

Living space: 84.58sqm approx.

Rates: \$2,037pa

Land tax (only if rented): \$2,899pa

Year built: 2011

EER: 6 stars

#### MORE DETAILS

Property ID	36BGGCY
Property Type	House
Land Area	198 m2
EER	6
Including	Dishwasher

#### Peta Barrett 0499 044 028

Licensed Agent | [peta.barrett@ljhooker.com.au](mailto:peta.barrett@ljhooker.com.au)

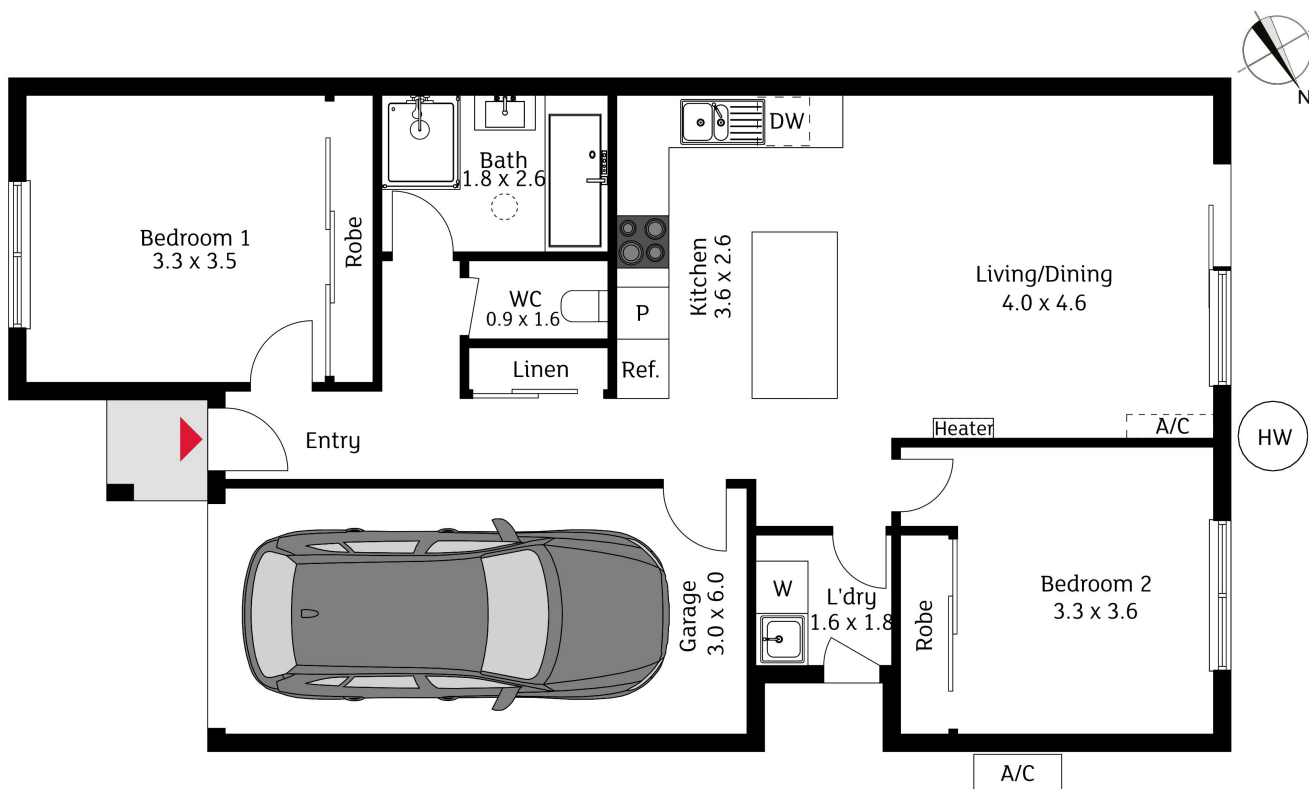
#### LJ Hooker Gungahlin (02) 6213 3999

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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