

236 Kerrigan Street, Dunlop

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A Home That Ticks Every Box

FIND.

Positioned in a convenient and well-connected pocket of Dunlop, this thoughtfully updated home offers a low-maintenance lifestyle with modern touches throughout. With the added benefit of dual street access and a functional layout, the home is ideal for first home buyers, downsizers or investors seeking a property that combines practicality with everyday comfort.

Freshly painted and enhanced with brand new blackbutt hybrid timber flooring, this is a home that presents beautifully and is ready to move straight into. All on a single title with no body corporate fees.

LOVE.

Step inside to discover a light-filled open plan living, dining and kitchen area that forms the heart of the home. Designed for easy living, the space flows effortlessly and is complemented by modern updates that create a fresh and welcoming feel.

The kitchen offers electric cooking and a practical layout with ample storage, making it ideal for everyday use. Three well-sized bedrooms, all with built-in robes, provide comfortable accommodation, while ceiling fans throughout and split system heating and cooling ensure year-round comfort.

A well-appointed bathroom with WC, along with a full-sized laundry, adds to the home's functionality and convenience.

FOR SALE

Sale by Negotiation

AGENTS

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AGENCY

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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.

 **LJ Hooker**

LIVE.

Outside, the home continues to impress with two private courtyards, offering flexibility for entertaining, relaxing or creating your own outdoor retreat. Designed to be low-maintenance, the outdoor spaces are perfect for those who want to enjoy a backyard without the upkeep.

A single car garage with internal access provides secure parking, while the dual street access adds both convenience and accessibility. Located close to local shops, schools, parks and transport, this home delivers a lifestyle of ease in a sought-after Belconnen suburb, a perfect balance of comfort, location and low-maintenance living.

ABOUT THE AREA

Local Transport:

- Easy access to local bus routes
- Convenient connection to Belconnen Town Centre and CBD

Shopping & Dining:

- Kippax Fair Shopping Centre
- Belconnen Town Centre
- Local cafes and restaurants

Schools:

- St Thomas Aquinas Primary School
- Kingsford Smith School

WHAT THE OWNER LOVES

"I have been here for 13 years and still love looking out the front window and watching the world go by. A short stroll down to West Belconnen Pond in Dunlop, fantastic for walks, dogs, bird life, swans, ducks, scenic views, and even the odd pelicans. I also love the space and parking spaces. And going through the front or leave out the back, so many options and I will miss it all."

OVERVIEW

- Three bedrooms, all with built-in robes
- Open plan living, dining and kitchen
- Electric cooking
- Brand new blackbutt hybrid timber flooring
- Freshly painted throughout
- Ceiling fans throughout
- Split system heating and cooling
- Bathroom with WC
- Full-sized laundry
- Two private courtyards
- Dual street access
- Single car garage with internal access
- Low-maintenance design
- Thoughtfully updated throughout
- Single titled home
- Reclaim Heat Pump Hot Water System
- NBN fibre to the premise

RATES / SIZE

Living Size: 102sqm approx.

Block Size: 217sqm approx.

Rates: \$2,292p.a approx.

Land Tax: \$3,185p.a approx.

EER: 5.5

Year Built: 2010

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MORE DETAILS

Property ID	1J1GF9U
Property Type	House
House Size	102 m2
Land Area	217 m2
EER	5.5

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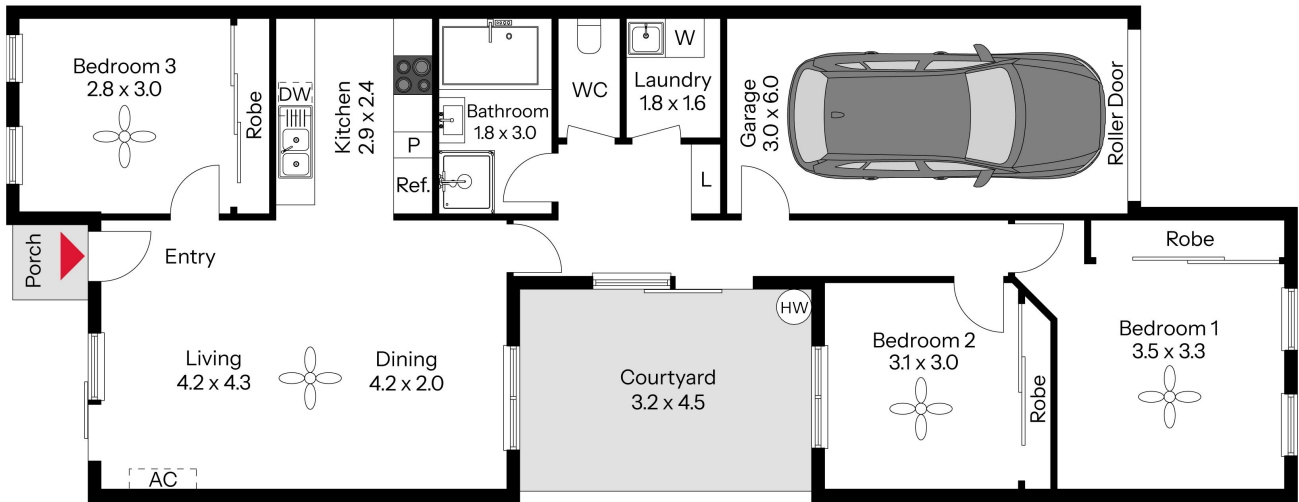
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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