



25 Henry Sutton Circuit, Dunlop

## 5 bedrooms, 350sq/m under roof... the best value home in the ACT

Situated in picturesque Henry Sutton Circuit, is one of the most spacious homes in Dunlop and some of the best country views you will ever see.

Offering 300 sq/m of living plus a three-car garage (59 sq/m), 25 Henry Sutton is perfect for the extended family or anyone looking for space, peace and quiet.

Built in 2006 (Di Iulio Constructions), this stunning home includes five bedrooms, formal living, separate dining, rumpus, family room/meals area, sunroom and a large wraparound kitchen.

There's also a covered pergola with pizza oven.

The kitchen is very spacious and includes stone bench tops, plenty of cupboard space, pantry, dishwasher and a 900mm gas cook top & electric oven.

The main bedroom includes an ensuite and walk-in robe. Bedrooms

5 🏠 2 🚗 3 🚗

### FOR SALE

\$1,099,000+

### VIEW

Sat 13th Jun @ 2:15PM - 3:00PM

### 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**

two, three, four and five have built-in robes.

For the car enthusiast, there's plenty of space in the three-car garage (59 sq/m) and the home also includes two large work sheds.

Solar array, ducted gas heating/evaporative cooling and gas hot water are also included.

Public transport 700m  
Fraser school 2km,  
Charnwood shopping center 2.3km,  
Kippax Fair 4km  
Westfield Belconnen 9km  
Calvary Private Hospital 9.3km  
Canberra City 23km

In brief:

- Single level brick veneer family home
- five bedrooms
- two bathrooms
- Formal living/dining room
- Separate family room/meals area
- Rumpus room
- Spacious wraparound kitchen with walk-in pantry
- Gas cooktop, electric fan forced oven & dishwasher
- Covered outdoor entertaining area
- Solar array, ducted gas heating and evaporative cooling
- Gas hot water
- Pizza oven
- Aspect: East facing
- Year of construction 2006
- Living area 250 sq/m
- Sunroom 50 sq/m
- Attached garage 59 sq/m
- Total under roof 359 sq/m
- Pergola 59 sq/m
- street parking
- Block 1110 sq/m
- NBN: FTTP (tbc)

General:

- UV \$632,000 (2025)
- Rates approximately \$3,700pa
- Land tax approximately \$6900pa (investors)
- EER 5.5

EER 

## MORE DETAILS

Property ID 36TBGCY  
Property Type House  
House Size 359 m2  
Land Area 1110 m2  
EER 5.5

**Jeff Shortland 0417 483 627**

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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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