



Dunlop, 26 Gordon Withnall Crescent

High-End Quality Living in Peaceful Ginninderra Ponds

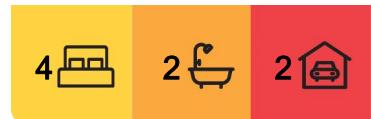
Set in a quiet loop street surrounded by nature, this spacious and stylish four bedroom home offers high-end family living with thoughtful design and premium inclusions. Whether you're looking to accommodate a growing family, create dedicated work from home zones, or simply enjoy an effortless indoor-outdoor lifestyle, this exceptional Dunlop residence delivers on all fronts.

Contemporary in design and generous in scale, the home features approximately 194.5 sqm of internal living space, including a versatile layout with multiple living areas. The main bedroom is a private retreat with a sleek, modern ensuite, while the remaining three bedrooms are all generously sized, the second bedroom with a walk in wardrobe, perfect for teenagers or guests.

The separate formal lounge room provides additional flexibility as a home office/ study, playroom or second living space. At the heart of the home, a stunning central kitchen



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.



For Sale
By Negotiation

View
By Appointment

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EER ★★★★★

LJ Hooker Gungahlin
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showcases stone benchtops, ample storage, and quality appliances, seamlessly flowing into the open-plan family and dining areas.

A large enclosed sunroom adds another layer of living space, opening onto a timber entertaining deck and easy-care yard framed by beautifully established Japanese-inspired gardens. The backyard also features a substantial shed or workshop for extra storage or hobby space.

With double-glazed windows in all rooms except the bathrooms, and ducted reverse cycle air conditioning, this home is as comfortable as it is functional - and is ideally located just moments from walking trails, grasslands and ponds.

Key features:

- Contemporary design with approx. 194.5 sqm of internal living
- Four large bedrooms including main with stylish ensuite
- Formal lounge room or separate study
- Open-plan family and dining area
- Ideal floorplan for families with teenagers or those working from home
- Large designer kitchen with stone benchtops and ample cabinetry
- Expansive sunroom leading to entertaining deck
- All windows, excluding bathrooms, double glazed for year-round comfort
- Ducted reverse cycle air conditioning plus cosy in-slab heating
- Solar panels installed with two large batteries with access to an attractive rebate scheme
- Whole house water filtration system
- Glass stacking doors from both the sunroom and main living space, to enjoy the private outdoor areas
- Private, easy-care yard with established Japanese-style gardens
- Double remote garage with internal access
- Large rear shed/ workshop for extra storage or hobbies
- Located in a quiet loop street near nature reserves, ponds and walking trails

Stats:

Living space: 194.5sqm approx.

Land size: 525sqm

Rates: \$2,606pa

Land tax (only if rented): \$4,105pa

Unimproved Land Value: \$499,000

Year built: Approx 2009

EER: 6 stars



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More About this Property

Property ID	35TJGCY
Property Type	House
House Size	194 m2
Land Area	525 m2
EER	6
Including	Air Conditioning Ducted Cooling Ducted Heating

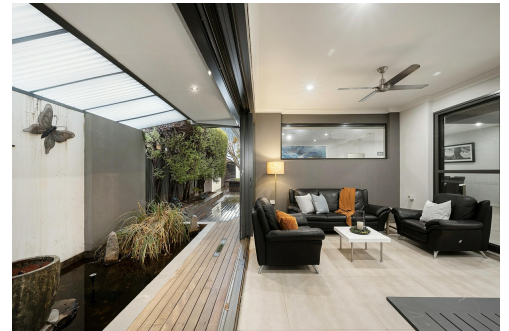
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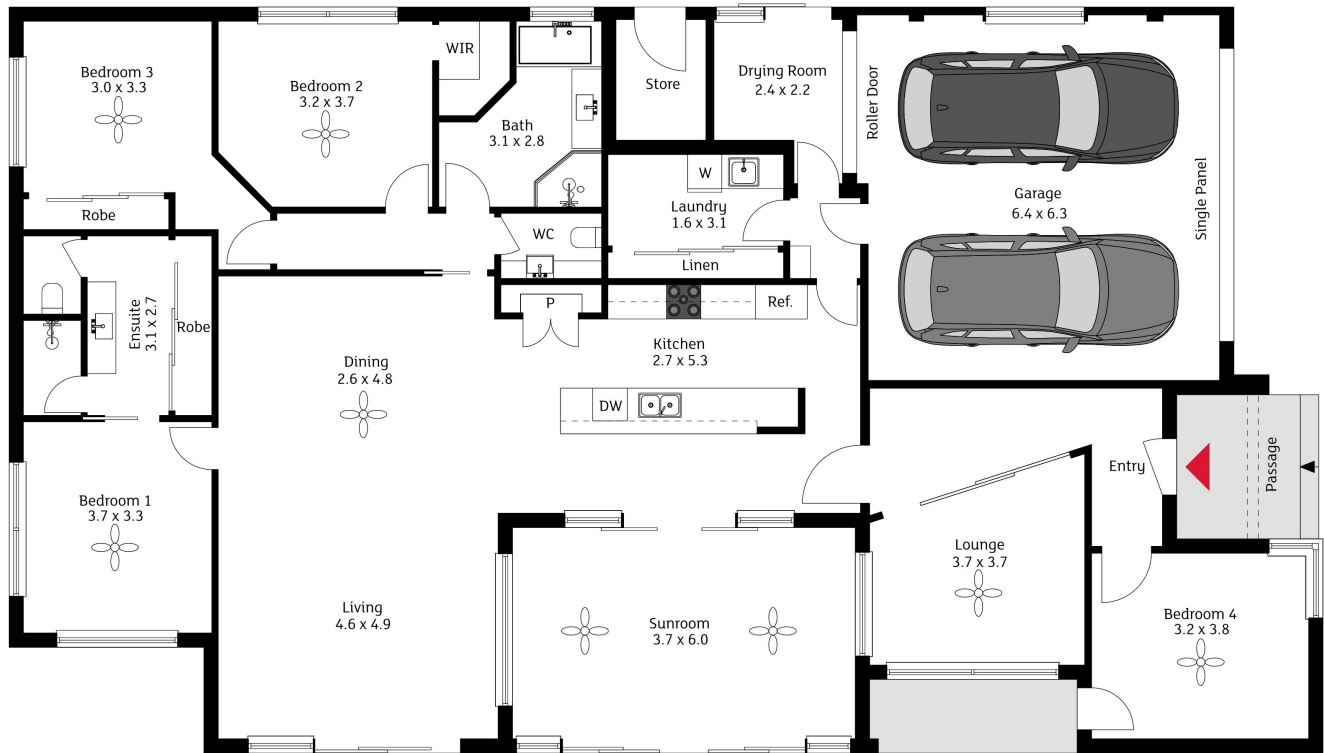
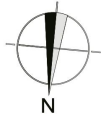
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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