

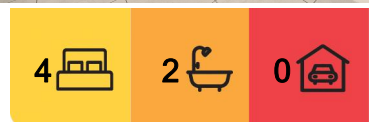
Dunlop, 35 Lance Hill Avenue

Light-Filled Sanctuary

FIND. Nestled in a peaceful and family-friendly pocket of Dunlop, this beautifully presented home offers a thoughtfully designed floorplan with generous space, comfort, and versatility. Located in a quiet and highly sought-after street, this charming property provides the perfect balance of tranquillity and convenience, with easy access to local parks, schools, and shopping precincts.

LOVE. Spanning a spacious layout, this home is designed to accommodate modern family living, featuring two separate living areas, a formal dining room, and a light-filled sunroom that invites you to relax and unwind. Freshly painted throughout, with brand-new carpets in the bedrooms, recent garden updates, and a brand-new ducted gas heating system, this residence is move-in ready.

LIVE. Enjoy the convenience of a prime Dunlop location, offering quick access to local schools, shopping centres, and nature reserves. This home is perfect for growing families



For Sale
\$749,000+

View
ljhooker.com.au/1HMCF9U

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EER ★★★★★

LJ Hooker Kippax
(02) 6255 3888



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.

or those seeking a peaceful retreat without compromising on convenience. With plenty of storage, a dedicated study, and multiple entertaining spaces, this property effortlessly blends comfort and functionality.

ABOUT THE AREA

Local Transport:

- Convenient bus services to Belconnen and the City
- Easy access to major arterial roads

Shopping & Dining:

- Kippax Fair Shopping Centre
- Charnwood shopping precinct
- Westfield Belconnen

Schools:

- Fraser Primary School
- Charnwood-Dunlop School
- St Francis Xavier College

WHAT THE OWNER LOVES:

- The sunroom is our favourite spot - it brings in so much natural light and is perfect for morning coffee or a quiet reading nook.
- We love the space and flexibility of the two living areas, which make it easy to entertain while still having separate areas to unwind.
- The neighbourhood is fantastic, with friendly neighbours and great access to parks, shops, and schools.

OVERVIEW:

- 4 bedrooms, all with built-in robes
- Additional fourth bedroom
- 2 bathrooms
- Large sunroom
- 2 living areas
- Formal dining room
- Freshly painted
- New plush carpet
- Newly installed ducted gas heating system

RATES/SIZE:

Land Size: 514m2 approx.

Living Size: 144m2 approx.

Rates: \$2,564 p.a. approx.

Land tax: \$4,007 p.a. approx.

EER: 4.0

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More About this Property

Property ID	1HMCF9U
Property Type	House
House Size	144 m2
Land Area	514 m2
EER	4

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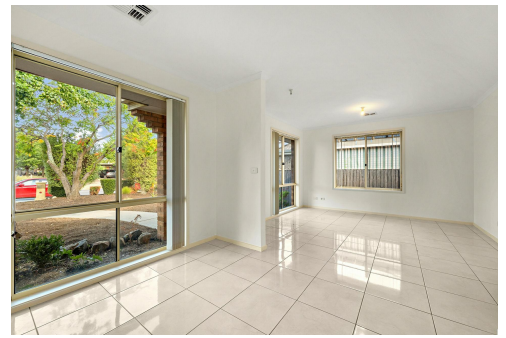
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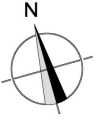
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

35 Lance Hill Avenue, Dunlop

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