



## Dunlop, 37 Thornhill Crescent

### The Ideal First Home

Freshly painted and carpeted this home is ideal to get your foot into the property market or to secure the ideal downsizer to enjoy for years to come.

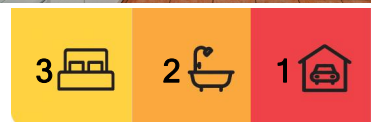
The open flow between the lounge to the kitchen and meals is very practical for family living. The kitchen offers plenty of storage while an additional room off the living is ideal for a home office or rumpus. All bedrooms have built in robes while the master has its own ensuite.

The backyard is packed with features for the whole family to enjoy. The large deck and pergola flow out from the home and is ideal for entertaining. Along with an outdoor spa and playground the fully lined studio is a flexible space for a games room or mancave.

The garage has been converted to additional living, while there is carport. Evaporative cooling and split system A/C and solar panels complete this wonderful home.



**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**  
Auction

**View**  
[ljhooker.com.au/HP052F8H](http://ljhooker.com.au/HP052F8H)

**Contact**  
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EER ★★★★★

**LJ Hooker Belconnen**  
(02) 6251 1477

Whether you're a first home buyer or downsizer an inspection is a must. Be sure you don't miss out!

- \* Freshly painted throughout
- \* New carpet throughout
- \* Open plan lounge and dining
- \* Built in robes in all bedrooms
- \* Master bedroom with ensuite
- \* Evaporative cooling
- \* Split system A/C
- \* Solar panels
- \* Large outdoor entertaining area
- \* Outdoor spa
- \* Landscaped gardens and built in playground
- \* Lined studio and garden shed
- \* Car carport

- \* Year Built: 1994
- \* Land Size: 597sqm
- \* Living Size: 120sqm
- \* Studio Size: 37sqm
- \* EER: 3.5
- \* Rates: \$3,397 p.a.
- \* Land Tax: \$6,408 p.a. (investors only)
- \* UV: \$532,000

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## More About this Property

<b>Property ID</b>	HP052F8H
<b>Property Type</b>	House
<b>House Size</b>	120 m2
<b>Land Area</b>	597 m2
<b>EER</b>	3.5

**George Vlandis 0437 398 774**

Sales Agent | [gvlendis@ljhbelconnen.com.au](mailto:gvlendis@ljhbelconnen.com.au)

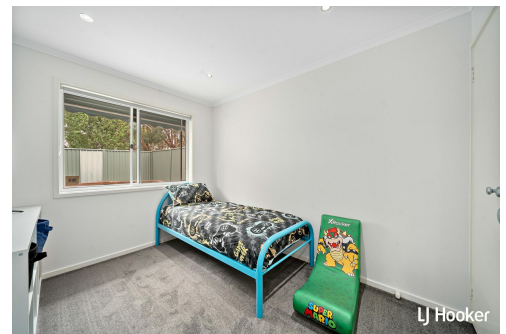
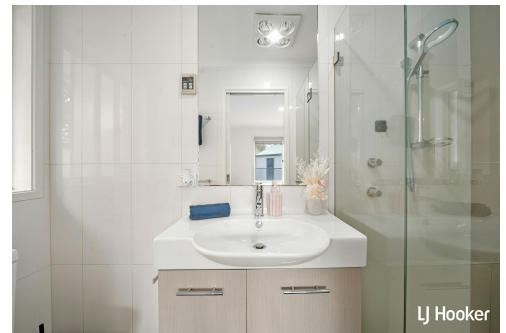
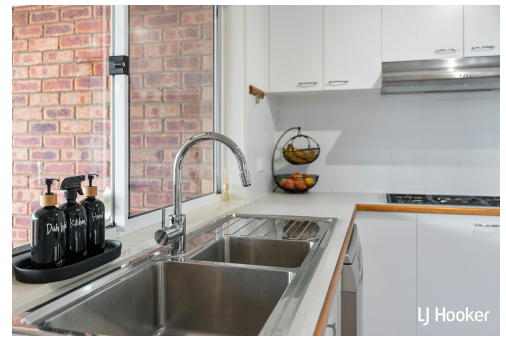
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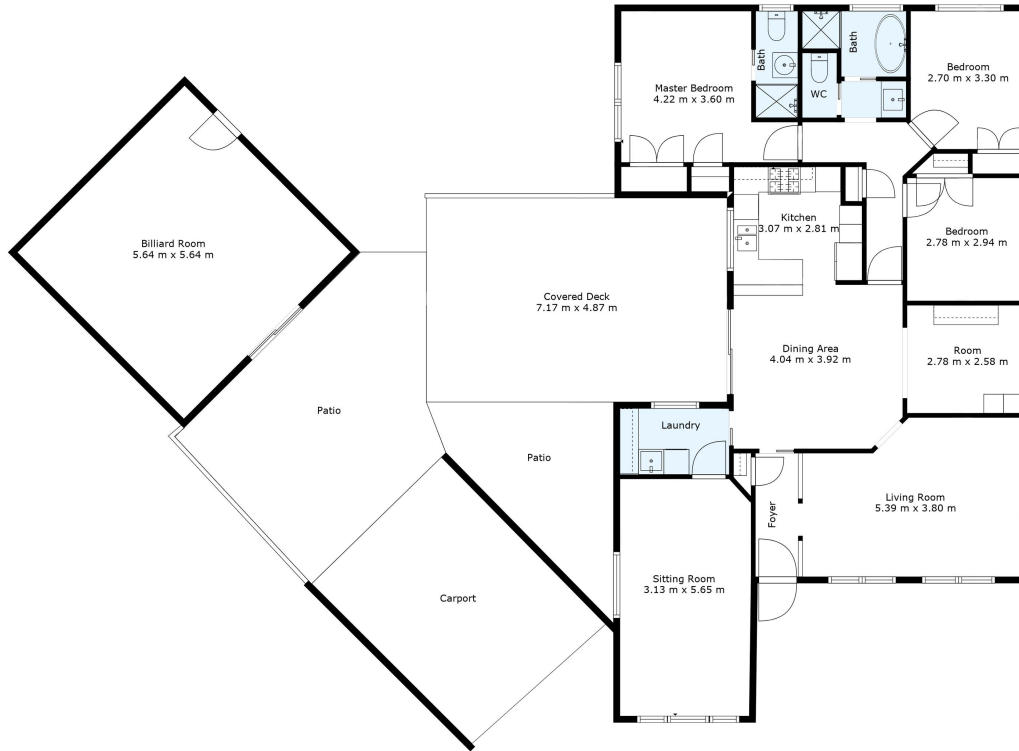
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**37 Thornhill Crescent, Dunlop**



*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*