

44 Lance Hill Avenue, Dunlop

Where Comfort Meets Community

Set in a quiet, family-friendly pocket of Dunlop, this three-bedroom home is an inviting first step into the market, and the perfect place to begin your family story.

Step inside and feel instantly at ease. The front living room is generous and inviting, offering a peaceful space for relaxed evenings while remaining effortlessly connected to the dining and kitchen zone. The kitchen is light and practical, with abundant storage, gas cooking, and a breakfast bar where little ones can perch while dinner is prepared. Bathed in afternoon sun, the adjoining dining area is ideal for weeknight homework or weekend family meals.

All three bedrooms feature built-in robes, and the cleverly designed three-way bathroom with two-way access makes busy mornings effortless. Reverse-cycle air conditioning and ceiling fans ensure year-round comfort.

Outside, you'll find a backyard designed for play and easy entertaining. A paved area is perfect for weekend barbecues, while the generous lawn gives kids and pets room to run free. A double carport provides secure parking, and a garden shed keeps tools and

3 1 2

FOR SALE

Offers Over \$735,000

AGENTS

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LJ Hooker

toys neatly stored.

Dunlop is loved for its leafy streets, playgrounds, and walking trails, close to schools, shops, and nature reserves, making it one of Belconnen's most appealing suburbs for young families. Here, you're not just buying a house, you're stepping into a community.

If you're looking for a place to grow, to entertain, and to create lasting memories, this home is ready to welcome you.

At a glance;

- Built-in-robres to all bedrooms
- Three-way bathroom with two-way access
- Light-filled kitchen and dining area
- Spacious kitchen with ample storage, gas cooking and breakfast bar
- Reverse-cycle air-conditioning and ceiling fans
- Paved outdoor area and generous lawn area
- Close proximity to walking trails and parks
- Within a 4-minute walk to Woolworths
- Within a 10-minute drive to Belconnen Town Centre

MORE DETAILS

Property ID	1HKMTKF92
Property Type	House
House Size	115 m2
Land Area	510 m2
EER	3.5

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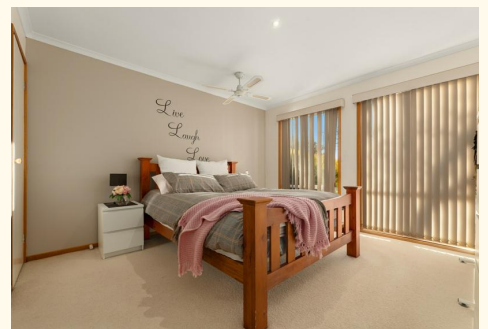
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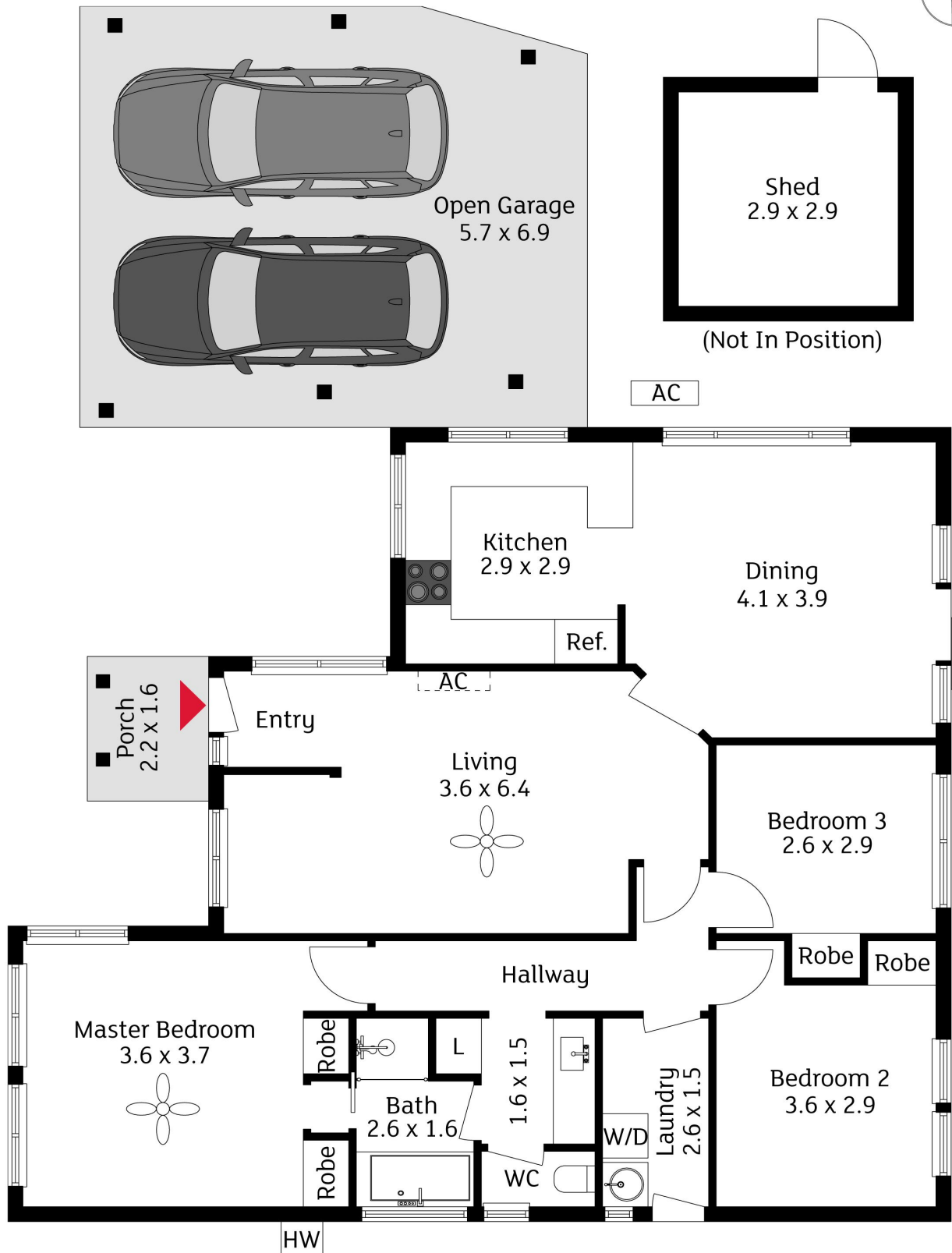
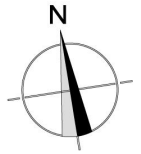
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The site plan is not to scale. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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