



SOLD

LJ Hooker



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Dunlop, 47 Gouldsmith Street

Move In and Enjoy

Ideal for young families and first home buyers this neat home is well positioned and move in ready. Down the road from the local playground and moments to the shops and schools you'll enjoy the lifestyle on offer.

The living is well laid out into distinct areas combining the practical kitchen. The front lounge flows to the kitchen offering plenty of bench and cupboard space while the large, converted garage offers additional living and ideal for a rumpus.

The master bedroom has a walk-through robe to the bathroom while two additional bedrooms have built in robes.

Stepping outside to the perfect place to relax and entertain, the deck and pergola is surrounded by established gardens and lots of space for the kids and pets to play.



For Sale
\$775,000

View
ljhooker.com.au/HP09AF8H

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EER ★★★★★

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LJ Hooker Belconnen
(02) 6251 1477

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.

Ducted reverse cycle heating and cooling, solar panels and side access to the backyard are just some of the extras you'll enjoy in the home. Be sure to call for an inspection. This home will be sold!

- * Master with walk through robe and two-way bathroom
 - * Two bedrooms with built in robes
 - * Front lounge
 - * Open kitchen and meals area
 - * Converted garage into large rumpus/ living room
 - * Deck and pergola
 - * Backyard with side access
 - * Garden sheds
 - * Solar panels 8.5kw
 - * Split system heating and cooling
 - * Electric roller shutters
 - * Close to local shops, parks and walking trails
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- * Land Size: 490sqm
 - * Living Size: 94sqm
 - * Converted Garage: 36sqm
 - * EER: 4.5
 - * Rates: \$2,600 p.a.
 - * Land Tax: \$4,260 p.a. (investors only)
 - * Unimproved Land Value: \$363,000

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

More About this Property

Property ID	HP09AF8H
Property Type	House
House Size	94 m2
Land Area	490 m2
EER	4.5
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels

George Vlandis 0437 398 774

Sales Agent | gvlendis@ljhbelconnen.com.au

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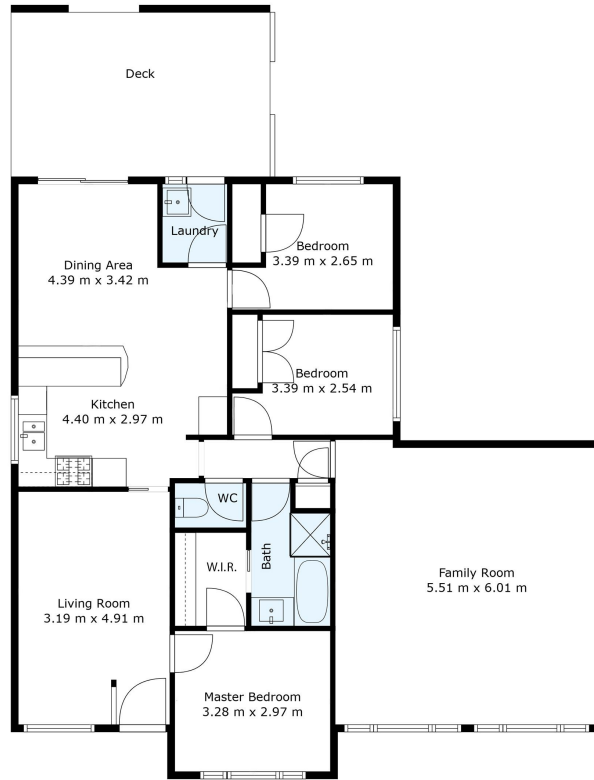
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered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