



## Dunlop, 47 Polilight Street

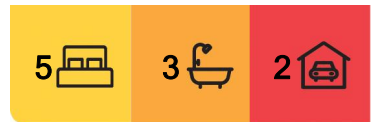
Your forever home awaits!

Auction Location: In Room | LJ Hooker Canberra City Auction HQ

Introducing 47 Polilight Street, Dunlop —the forever home you have been looking for. Nestled in the heart of Dunlop, this expansive two-story residence boasts a blend of space, style, and comfort.

Step inside to discover a thoughtfully designed layout, featuring five generously sized bedrooms plus a spacious study or multi purpose room, providing ample room for a large family to grow or family to visit comfortably. With two bathrooms plus an ensuite, morning routines are a breeze, offering convenience and luxury at every turn.

Entertain with ease in the three large separate living areas, providing versatile spaces for gatherings, movie nights, or simply unwinding after a long day. One of the living areas is located upstairs which is the perfect teenage retreat. With a great alfresco and saltwater



**For Sale**  
Auction

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EER ★★★★★



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swimming pool, inviting you to escape the summer heat and create lasting memories with loved ones.

Convenience is key with a double car garage offering internal access, ensuring seamless transitions from car to home, regardless of the weather. Located within the coveted Fraser Primary School catchment. This is one of Dunlop's most sought after locations.

Storage was very important to the owners when designing the house. There is a huge amount of storage under the stairs and with two linen cupboards within the property. If you're a growing family you can never have too much storage.

For those seeking their forever family home, look no further than 47 Polilight Street. Properties like these don't come up very often so don't miss out on your chance to secure this great opportunity for the family.

#### Features

- Block size 596m<sup>2</sup> Approx
- Living size 259m<sup>2</sup> Approx
- 5 bedrooms
- Multi-purpose room/study
- 4 bedrooms with built in robes
- Main bedrooms with walk in robe and ensuite
- Double car garage with internal access
- Gas cooking
- New carpets downstairs
- Alfresco area
- Solar heated salt water pool
- Ducted gas heating
- Reverse cycle split system
- Under stair storage
- Two linen cupboards
- Large garden shed
- Fraser primary school catchment

Rates: \$2,665 p.a. approx.

Land Tax: \$4,242 p.a. approx.

EER: 4.0

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## More About this Property

|                      |                    |
|----------------------|--------------------|
| <b>Property ID</b>   | 1H02F9U            |
| <b>Property Type</b> | House              |
| <b>House Size</b>    | 250 m <sup>2</sup> |
| <b>Land Area</b>     | 597 m <sup>2</sup> |
| <b>EER</b>           | 4                  |

### Eoin Ryan-Hicks 0424 042 419

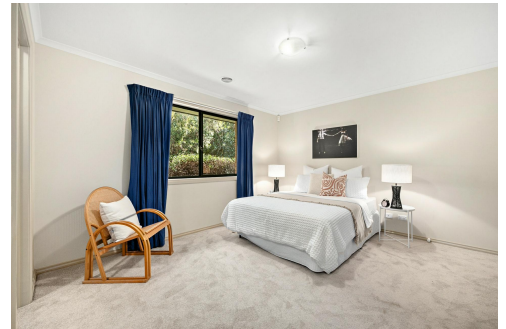
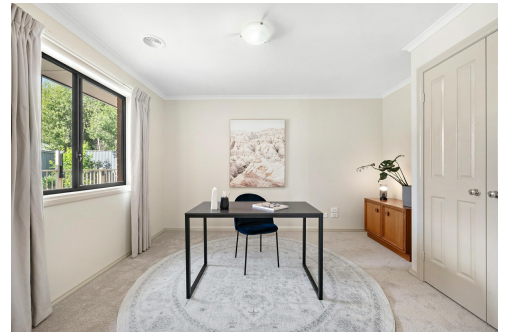
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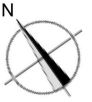
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Ground Floor

First Floor

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.

47 Polilight Street, Dunlop

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