



49 Lance Hill Avenue, Dunlop

3  2  2 

A Place To Call Home

Beautifully presented and thoughtfully designed, this welcoming home offers the space, comfort and practical layout that many families are searching for. With light filled living areas, generous bedrooms, a lovely private backyard and a great position close to local amenities, this is a home that is easy to immediately feel comfortable in.

The flowing floorplan offers excellent flexibility for everyday family living, with both formal and informal living areas including a separate lounge room and a spacious open plan family and dining area. Northerly sunshine fills the home with natural light, adding to the warm and inviting feel throughout.

The kitchen is well designed with an expansive breakfast bar, abundant cupboard space and plenty of room for busy family life.

All three bedrooms are privately positioned towards the rear of the home, including a generous main bedroom complete with walk in wardrobe and ensuite bathroom. Comfort has also been thoughtfully updated with ducted gas heating and evaporative cooling for year round comfort.

Outside, a fantastic covered entertaining area provides the perfect setting for weekend BBQs and relaxed gatherings with family and

FOR SALE
By Negotiation

VIEW
Sat 13th Jun @ 9:30AM - 10:00AM

AGENTS
Peta Barrett
0499 044 028
peta.barrett@ljhooker.com.au

AGENCY
LJ Hooker Gungahlin
(02) 6213 3999

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.

 **LJ Hooker**

friends. The backyard is a wonderful size for children and pets, privately bordered by lovely established trees and quality secure fencing, creating a peaceful and private setting to enjoy. There is also an extra large shed, ideal for additional storage.

Conveniently located close to local bus routes and the beautiful Dunlop grasslands and ponds, the location offers an excellent balance of convenience and lifestyle.

Features Include:

- Spacious formal and informal living areas
- Large open plan family and dining area
- Flowing floorplan with approximately 130sqm internal living
- Three ample bedrooms
- Main bedroom with walk in wardrobe and ensuite
- Large kitchen with expansive breakfast bar and abundant cupboard space
- Floating flooring and quality carpets throughout
- Ducted gas heating and evaporative cooling
- Fantastic covered outdoor entertaining area
- Large private backyard with landscaped gardens
- Extra large shed ideal for storage
- Double garage with internal access
- Great location close to bus stop, grasslands and ponds

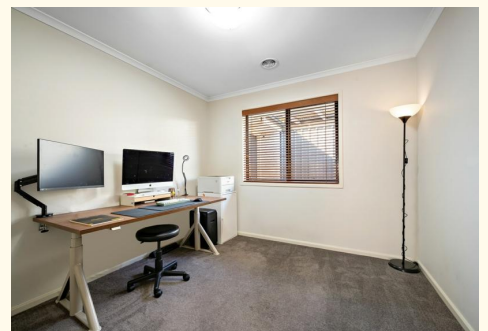
Stats:
Living space: 130sqm
Rates: \$2,945pa
Land tax (only if rented): \$5,051pa
Year built: 2002 approx
EER: 4.0 star

MORE DETAILS

Property ID	36Z3GCY
Property Type	House
House Size	130 m2
Land Area	489 m2
EER	4
Including	Evaporative Cooling Dishwasher

Peta Barrett 0499 044 028
Licensed Agent | peta.barrett@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNG AHLIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au





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.

49 Lance Hill Avenue, Dunlop

 **LJ Hooker**

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.

 **LJ Hooker**