



## Dunlop, 5 Matzek Place

Get in Quick!

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

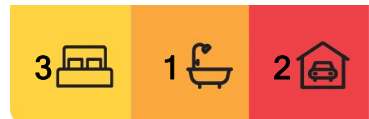
Ideal for first-time buyers, investors, or those looking to downsize. This freestanding home is located at the end of a quiet cul-de-sac sits this beautiful home which has been tastefully renovated. Immediately you'll notice the fantastic street appeal, with well-kept and low-maintenance yards.

The modern colour palette was thoughtfully created by the current owners. New laminate flooring and plush carpet have been installed throughout. The north-facing front of the home bathes natural light, creating a warm and inviting atmosphere.

The property features three bedrooms, including a sizeable master suite with a large built-in wardrobe. The cleverly designed bathroom offers central access with two-way entry from the master bedroom, doubling as an ensuite. A separate toilet adds further convenience.



**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/1H0VF9U](https://ljhooker.com.au/1H0VF9U)

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EER ★★★★★

**LJ Hooker Kippax**  
(02) 6255 3888

The open-plan kitchen, living, and dining area is perfect for comfort and entertaining. The standout would have to be the renovated kitchen with sleek finishes and top-of-the-line appliances. The living space is enhanced with a sunken feature TV area, and reverse cycle heating and cooling ensure year-round comfort.

Outside, enjoy a lovely alfresco entertaining area and a lush green space. The home boasts side access on both sides with Colourbond fencing, providing privacy and convenience. There is no wasted space. Additional features include a double car garage and extra parking through the gates.

Enjoy easy access to the Dunlop shops for convenient shopping, and even more to offer in the precincts of Kippax and Charnwood. Belconnen Mall is a mere 10-minute drive or the Canberra City Centre an easy drive through the connecting arterial roads. Parents will appreciate the proximity to schools, whether it's a quick 2-minute drive or a leisurely 10-minute stroll.

Commuting is easy with a bus stop 50 meters from your doorstep. And a special mention to the park across the road providing a perfect retreat for family gatherings and leisurely strolls, just as it did when the current owners were starting their own family.

Features:

- Freestanding at the end of a quiet cul-de-sac
- Well-kept, low-maintenance yards
- Solar panels installed
- Modern colour palette, new laminate flooring and carpet installed.
- North-facing front
- Three bedrooms, including a sizeable master suite with a large built-in wardrobe
- Two-way access from the master bedroom and a separate toilet
- European laundry
- Open-plan kitchen, living, and dining area
- Renovated kitchen with sleek finishes and top-of-the-line appliances
- Living space with a sunken feature TV area
- Reverse cycle heating and cooling
- Alfresco entertaining area
- Side access on both sides with Colourbond fencing
- Double car garage and additional parking through the gates

With lovely neighbours and a welcoming community, this home is not just a starting point; it's a perfect place to create lasting memories. Don't miss out on this exceptional opportunity to begin your journey, invest wisely, or downsize comfortably in Dunlop.

Rates: \$2,453 p.a. approx.

Land Tax: \$3,749 p.a. approx.

EER: 3.0

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## More About this Property

<b>Property ID</b>	1H0VF9U
<b>Property Type</b>	House
<b>House Size</b>	73 m <sup>2</sup>
<b>Land Area</b>	455 m <sup>2</sup>
<b>EER</b>	3

### Hannah Green 0422 381 055

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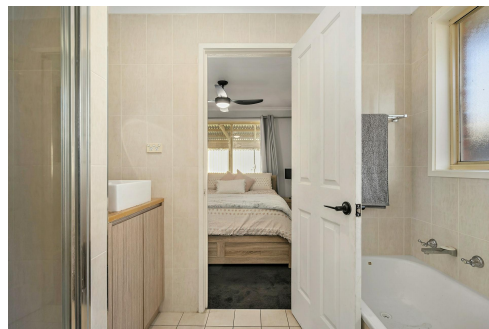
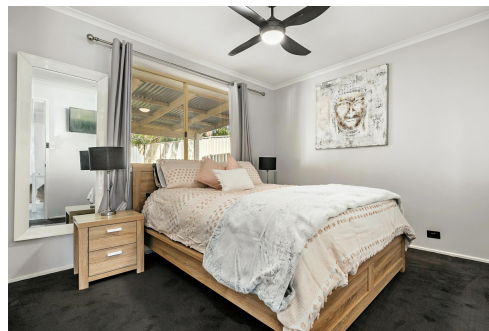
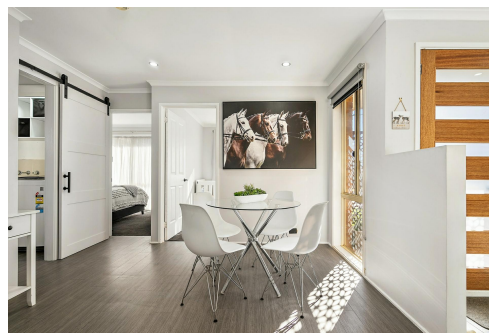
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

5 Matzek Place, Dunlop

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