



## Dunlop, 59 Lance Hill Avenue

### Modern Family Living

Offering a generous floorplan and modern upgrades throughout. This north-facing home is designed with easy living and entertaining in mind.

The two living areas flow seamlessly together, creating a welcoming space for daily living. The well-appointed kitchen features modern appliances including gas cooking. Looking outside to the large alfresco entertaining equipped with outdoor kitchen and gas connection for the barbeque and side drive through access, the backyard is perfect for entertaining.

The master bedroom features a renovated ensuite and a walk-in robe while two additional bedrooms are spacious, with built-in robes. The main bathroom showcases a new vanity, modern fittings, and renovated powder room. The laundry has also been renovated completing this move in ready home.

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**For Sale**  
Auction

**View**  
[ljhooker.com.au/HNZTMF8H](http://ljhooker.com.au/HNZTMF8H)

**Contact**  
**George Vlandis**  
0437 398 774  
[gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)  
**Joy Patel**  
0499 912 090  
[jpatel@ljhbelconnen.com.au](mailto:jpatel@ljhbelconnen.com.au)

EER ★★★★★★

**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.

The location is ideal, with the local Woolworths and Dunlop Ponds just a short stroll away, and transport on your doorstep. Convenience can't get any better.

- \* North facing renovated home
  - \* New flooring throughout
  - \* Spacious living and dining areas
  - \* Well-appointed kitchen with gas cooktop
  - \* Master with renovated ensuite, walk in robe and split system
  - \* Generous two bedrooms with BIR
  - \* Renovated laundry with storage
  - \* Main bathroom with new fixtures and fittings
  - \* Solar panels on 45.7cent tariff
  - \* New sheer and block out roller blinds
  - \* Ducted gas heating and split system
  - \* Renovated powder room
  - \* Alfresco entertaining with kitchen and BBQ
  - \* Large backyard with side access and established fruit trees
  - \* Double lockup garage with internal access
  - \* Irrigation system with water tank
  - \* Walking distance to Woolworths, local parks and playgrounds
  - \* Short drive to local schools, Kippax, Charnwood shops and Belconnen Westfield
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- \* Land Size: 650sqm
  - \* Living Size: 120sqm
  - \* EER: 5
  - \* Rates: \$2,749 p.a.
  - \* Land Tax: \$4,439 p.a. (investors only)
  - \* UV: \$480,000 (2023)

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## More About this Property

<b>Property ID</b>	HNZTMF8H
<b>Property Type</b>	House
<b>House Size</b>	120 m <sup>2</sup>
<b>Land Area</b>	650 m <sup>2</sup>
<b>EER</b>	5

### George Vlandis 0437 398 774

Sales Agent | [gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)

### Joy Patel 0499 912 090

Sales Agent | [jpatel@ljhbelconnen.com.au](mailto:jpatel@ljhbelconnen.com.au)

### LJ Hooker Belconnen (02) 6251 1477

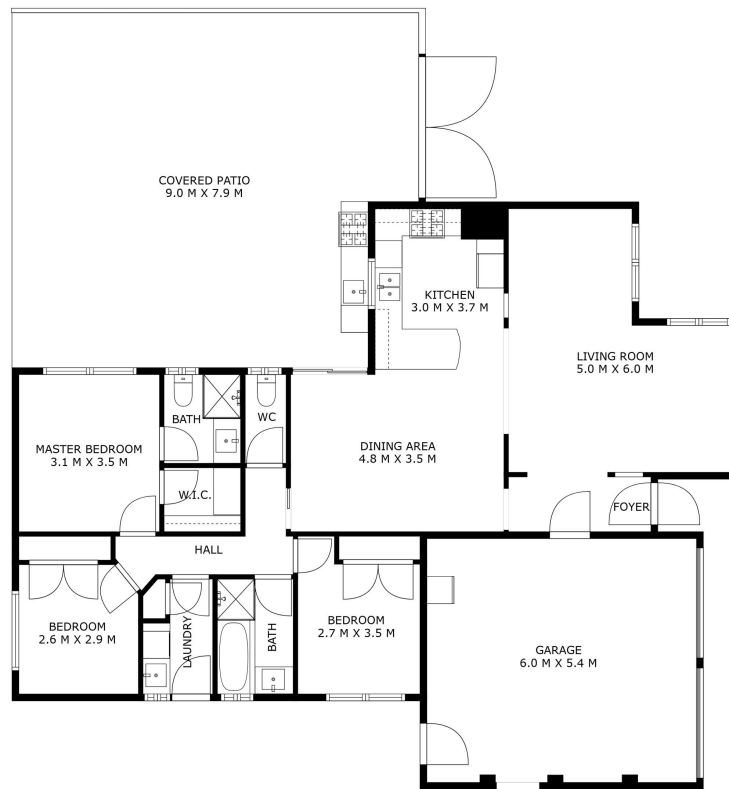
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

[belconnen.ljhooker.com.au](mailto:belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)



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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.*

**aperture**  
media house