







81 Marchant Circuit, Dunlop

# A Backyard to Love, A Home to Grow Into

4 2 2

FIND.
Set within a welcoming, family-friendly neighbourhood in Dunlop, this inviting four-bedroom home offers a wonderful combination of comfortable living, practical features and established outdoor spaces. Designed with everyday family life in mind, the home features an open-plan layout, a double garage with internal access and a generous backyard filled with established gardens and fruit trees. With a 9.9kW solar panel system and inviting outdoor entertaining spaces, this property presents an appealing opportunity for families seeking room to grow in a well-established Canberra suburb.

LOVE.
Inside, the home offers a functional layout with floorboards throughout the main areas, complemented by carpeted bedrooms and two additional carpeted living areas. The spacious master bedroom features a walk-in robe and ensuite, while the remaining bedrooms include built-in robes. A gas cooktop and dishwasher, approximately 12 months old, add practicality to the kitchen, while split-system air conditioning provides year-round comfort. Outside, the established gardens are a standout, with apple and olive trees, citrus and stone fruit trees, a vegetable garden and a cubby house that will remain with

**FOR SALE**
Please Call

**AGENTS**

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Interested parties must rely solely on their own enquiries.

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the property. An outdoor entertaining area, exterior fans and a dedicated fire pit area create the perfect setting for family gatherings and relaxed evenings at home.

LIVE.
Enjoy the relaxed lifestyle that Dunlop has to offer, with local parks, walking paths and everyday amenities all within reach. The suburb's family-friendly atmosphere, established streets and convenient access to neighbouring suburbs make it an appealing place to call home. With local shopping, schools and public transport options nearby, as well as connections to Belconnen and Canberra's city centre, this location offers a balance of suburban comfort and everyday convenience.

ABOUT THE AREA

Local Transport:
Local bus services connecting to surrounding suburbs
Convenient access to Belconnen and Canberra's city centre

Shopping & Dining:
Kippax Fair Shopping Centre
Charnwood shopping precinct
Belconnen Town Centre

Schools:
Dunlop Primary School
St Thomas Aquinas Primary School
Melba Copland Secondary School

WHAT THE OWNER LOVES:

OVERVIEW:
Four bedrooms
Two bathrooms, including an ensuite
Master bedroom with walk-in robe
Built-in robes to three bedrooms
Double garage with internal access
Open-plan living
Two additional carpeted living areas
Floorboards throughout the main areas
Carpeted bedrooms
Gas cooktop
Dishwasher approximately 12 months old
9.9kW solar panel system with inverter
Split-system air conditioning
Separate WC
Bidet fittings to toilets
Established gardens
Apple, olive, citrus and stone fruit trees
Vegetable garden
Outdoor entertaining area with exterior fans
Dedicated fire pit area
Cubby house included
Side clothesline
Refurbished roof with new pointing/mortar

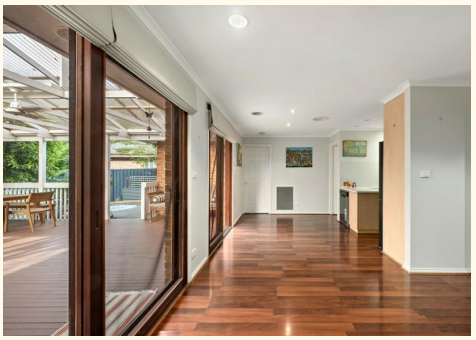
RATES/SIZE:
Living Size: 147sqm approx.
Block Size: 680sqm approx.
Rates: $3,245 pa approx
Land Tax: $5,994 pa approx
EER: 5
Year Built: 1996

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## MORE DETAILS

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|---|---|
| Property ID | 1J90F9U |
| Property Type | House |
| House Size | 147 m2 |
| Land Area | 680 m2 |
| EER | 5 |

**Eoin Ryan-Hicks 0424 042 419**
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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.

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