



16/21 Gordon Withnall Crescent, Dunlop

Modern Family Living in the Heart of Dunlop

FIND.

Quietly positioned within a family oriented enclave in the heart of Dunlop, this modern and move in ready home delivers comfort, space and lifestyle convenience in equal measure. Set within a well maintained complex and surrounded by welcoming neighbours, this residence offers a peaceful setting while remaining close to parks, schools and local amenities. Designed with family living in mind, it presents a functional layout and an inviting atmosphere from the moment you arrive.

LOVE.

Thoughtfully designed and built in 2009, the home unfolds across a generous single level floorplan with two separate living areas, offering flexibility for growing families or those who love to entertain. Timber flooring flows through the living zones, while large windows fill the home with natural light.

The spacious kitchen connects seamlessly to the open plan living and dining area, which in turn opens out to a large backyard perfect for children, pets or relaxed weekend entertaining. Four well proportioned bedrooms all feature built in wardrobes, while ducted reverse cycle heating and cooling ensures year round comfort. With a double

4  2  2 

FOR SALE

Auction

AGENTS

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AGENCY

LJ Hooker Kippax

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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**

garage, excellent storage and an EER of 5.0, this home balances practicality with modern living.

LIVE.

Enjoy the ease of living in one of Dunlop's most popular family friendly communities. Surrounded by playgrounds, walking paths and green spaces, this location is ideal for an active lifestyle. Local schools, shops and public transport are all within easy reach, while Belconnen Town Centre and major arterial roads provide seamless access to the wider Canberra region. This is a home that offers everyday convenience without sacrificing peace and privacy.

ABOUT THE AREA

Local Transport:

- Easy access to bus routes
- Quick connection to major roads and Belconnen

Shopping & Dining:

- Dunlop Shops
- Kippax Fair
- Belconnen Town Centre

Schools:

- Charnwood Dunlop Primary School
- Kingsford Smith School
- St Thomas Aquinas Primary School
- St Francis Xavier College
- Melba Copland Secondary School

WHAT THE OWNER LOVES:

• Quick walk to the local Fassifern Homestead boundary to watch the sunset over the Brindabellas. Quite cups of coffee on Sunday mornings, surrounded by green and birdsong. Walking the local streets of Xmas lights and family BBQ areas, and parkland

OVERVIEW:

- 4 spacious bedrooms with built-in wardrobes
- 2 bathrooms
- Double car garage
- Two separate living areas
- Timber flooring throughout living zones
- Ducted reverse-cycle heating and cooling
- Large backyard
- Modern, move-in-ready home
- EER: 5.0

RATES / SIZE:

Living size: 155.16 sqm approx.

Block size: 256.64 sqm approx.

Rates: \$2,463 p.a. approx.

Land tax: \$3,294 p.a. approx. (if applicable)

Body corporate: \$799.16 p.q approx

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EER 

MORE DETAILS

Property ID 1HY7F9U
Property Type Townhouse
House Size 157 m2
Land Area 256.64 m2
EER 5

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |
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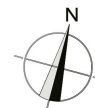
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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