



48 Dumas Street, Mckellar

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## Commanding Views, Timeless Design - When only the best will do.

Auction Location: Winning Appliances | 80 Giles Street, Kingston

48 Dumas Street isn't just another address; it's the kind of home that feels like it's been waiting for you. Lovingly owned by only one family. This is property that feels like love and laughter has filled the home for the last 40 years.

From its elevated vantage, it looks over the suburb and beyond to beautiful views - a panorama of treetops, rooftops, and the quiet promise of a life well lived.

This is a home for those who love to live large. Five generous bedrooms for growing children or returning ones, three bathrooms to ease the morning rush, and a triple garage to allow for multiple vehicles.

Set upon a 777m<sup>2</sup> parcel of land been tended with care. From corner to corner this home has been made easy care for lifestyle that means more time with the family and a recently re surfaced pool that will

**FOR SALE**

Auction

**AGENTS**

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**AGENCY**

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

glisten under the fierce blue of a Canberra summer - it's a place designed for long afternoons and laughter that carries into the evening.

Step inside and you'll feel it immediately - space, light, and a rhythm that feels just right. The great open-plan living and dining area calls out for gatherings, for Sunday roasts that stretch into storytelling, for children running through while the grown-ups linger over a glass of wine. It's the kind of space that draws people together without demanding it. The quality throughout the home is evident. Meticulously maintained and cared for.

With an incredible 440 square metres of living, there's room enough for everyone to find their corner. Downstairs, a fully self-contained flat offers a world of possibility - complete with its own bathroom and kitchen, this is a place for family to stay, for independence to thrive, or perhaps even a touch of income to ease the way.

Throughout, the comfort continues - ducted reverse-cycle heating and cooling see to that - and every detail whispers quality and grace.

McKellar as a suburb sits quietly among Canberra's best-kept secrets: with very few sales this is a tightly held location. This is an opportunity to move to a location that is one of rare opportunity.

Only a heartbeat from Lake Ginninderra's fantastic walking paths, a short drive to the thriving Belconnen Town Centre, and close enough to Kaleen's great schools and local life to make every day easy.

This isn't just a home to move into. It's a home to grow into - a place where memories will last forever

Be sure to make your interest known on this incredible property. Please speak with Kaylene King 0409574178 or Tim Russell 0416087834. For further information or a private inspection.

#### The Highlights

- Five generous bedrooms - room for everyone, or a home office and guest space
- Three bathrooms - beautifully appointed for family comfort
- " Triple garage - ideal for multiple vehicles, storage or workshop
- " Approx. 440m<sup>2</sup> of living across two levels
- " 777m<sup>2</sup> block - easy-care and perfectly maintained

#### Lifestyle & Entertaining

Designed for effortless living and entertaining, inside and out:

- Sparkling inground pool - recently resurfaced and summer-ready
- Large open-plan living and dining - perfect for hosting family and friends
- Private outdoor entertaining areas - for relaxed weekends and evening gatherings

#### Endless Flexibility

Downstairs, a fully self-contained flat with its own kitchen, bathroom, and entry offers huge potential:

- Multi-generational living
- Teen retreat or guest accommodation
- Home office or studio
- Additional income stream

#### Comfort & Quality

- Ducted reverse-cycle heating and cooling
- Ornate ceilings and timeless finishes
- Massive laundry with extensive storage
- Impeccably maintained throughout

### Location

McKellar is one of Belconnen's best-kept secrets - quiet, convenient, and tightly held:

- Close to Lake Ginninderra's walking and cycling paths
- Minutes to Belconnen Town Centre
- Easy access to Kaleen schools, UC, and the City

### The Numbers;

- Block; 777sqm
- Living 380sqm approx
- Garaging 60sqm approx.
- Rates: \$4,386
- Land Tax: \$7,044
- UV:\$735,000

This is more than a home, it's a lifestyle, a legacy, and a rare opportunity in one of Canberra's most desirable pockets.

## MORE DETAILS

Property ID	2ECRFHK
Property Type	House
EER	0.5

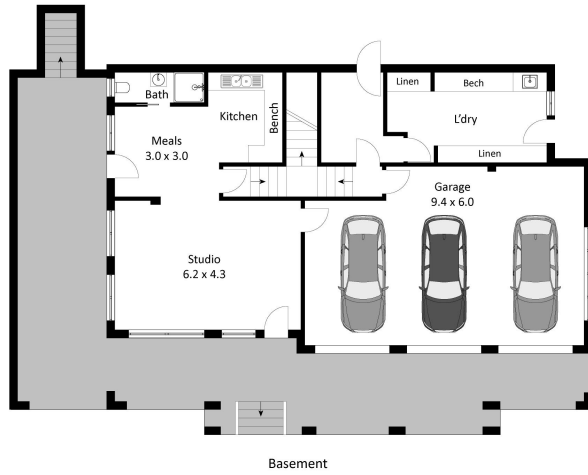
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.