






48 Dumas Street, Mckellar

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

LJ Hooker Exclusive Auction Event | Wednesday, 10th December | Winnings 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.

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 0409 574 178 or Tim Russell 0416 087 834. For further information or a private inspection.

The Highlights

- Five generous bedrooms - room for everyone, or a home office and guest space

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

AGENTS

Tim Russell
0416 087 834
tim.russell@ljhooker.com.au

AGENCY

LJ Hooker Kaleen
(02) 6241 1922

 **LJ Hooker**

- Three bathrooms - beautifully appointed for family comfort
- Triple garage - ideal for multiple vehicles, storage or workshop
- Approx. 440m² of living across two levels
- 777m² 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

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

The Numbers;

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

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MORE DETAILS

Property ID 2GXMF9Q
Property Type House
House Size 440 m2
Land Area 777 m2
EER 0.5

Tim Russell 0416 087 834

Franchise Owner / Sales Manager / Licensed Agent & Auctioneer
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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.
