

1/113 Burrinjuck Crescent, Duffy, ACT 2611

Sold House

Friday, 11 August 2023



1/113 Burrinjuck Crescent, Duffy, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 130 m2

Type: House



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Contact agent

If location and long term potential with the ease of low maintenance living are high on your wish-list, this home is not to be missed. Offering a practical layout with generous rooms and flooded with natural light, the home has been well cared for and is ready for the new owners to make it their own. Located within one of Weston Creek's most sought after suburbs, almost nothing is too far away.

FEATURES- Low maintenance single level home in great location- Open plan living and dining area with large bi-fold door to outdoor entertaining terrace- Modern kitchen with quality appliances and ample cupboard and bench space- Large main bathroom- Main bedroom with ensuite and built-in robe- Three additional bedrooms, all with built-in robes- Single garage with automatic door and laundry- Additional car space at front of home- Plenty of storage- Under tile heating in bathrooms- Ducted gas heating- Reverse cycle air conditioning units in living, bedroom 1 & 2- LED lights throughout- Walking distance to bus stop, Duffy Oval, Duffy shops and cafe, Duffy Primary School and Narrabundah Hill walking/bike tracks- Short drive to Cooleman Court, Stromlo Forest Park and Woden Town Centre

WHAT THE SELLERS LOVE ABOUT THE HOME

1. Great location.
2. Low maintenance home.
3. Modern refurb and fittings.
4. Fantastic connection between kitchen, lounge/dining and outdoor areas.

STATISTICS (all figures are approximate)

EER: 2.0 Home Size: 130m² Garage + Laundry: 25m² Construction: 1971 Land Rates: \$723 per quarter Land Tax: \$972 per quarter (only applicable if not primary residence) Rental Range: \$700 - \$730 per week