

1/5 Mokoan Place, Duffy, ACT 2611

MARQ

Sold Townhouse

Friday, 11 August 2023

1/5 Mokoan Place, Duffy, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 209 m²

Type: Townhouse

Contact agent

This impressive, brand new, single level, four bedroom ensuite townhouse is situated at the front of a group of three in a peaceful cul-de-sac, a short walk from Duffy shops, pre-school and primary school. It offers the dual advantages of a new build and sought after location in a leafy established suburb. Occupying a prime position at the front of the group and north aspect, the home has strong contemporary street appeal, complemented by attractive landscaping. The oversized front door opens to reveal a perspective of the generous proportions and layout. High ceilings, with LED downlighting, and neutral white décor enhance the sense of space throughout. Engineered timber flooring extends from the entry through the huge open plan living area. The stunning chef's kitchen showcases white stone bench tops, including a long island bench with breakfast bar, a large walk-in pantry with sensor light, sleek joinery and high end Smeg appliances including a pyrolytic oven, a microwave/oven, induction cooktop and semi-integrated dishwasher. The lounge opens onto a generous covered entertaining area with a ceiling fan and downlighting, overlooking the landscaped garden with young ornamental pear trees promising shade and privacy. Bathed in light from the perfect north aspect and large windows capturing the views over gardens to Mt. Ainslie, the luxurious segregated master suite offers a spacious walk-in robe and ensuite. Quality carpet in a charcoal tone adds to the sense of luxury in all bedrooms. Three secondary bedrooms all feature built-in robes and the spacious main bathroom offers a bath, rain shower and separate w/c, together with quality finishes identical to the ensuite. There is internal access to the large double garage which features an epoxy resin floor, a wall of storage at the rear, and an automatic double panel lift door. Neat landscaping extends all around the home and there is a water tank. From the peaceful neighbourhood it is just metres to coffee at the local shops and the primary school. Cooleman Court is only a short drive as is Woden town centre. Recreation is on the doorstep, with walking trails on nearby Narrabundah Hill, reserve and dog park on Warragamba Avenue, mountain biking on Mt. Stromlo, and a short drive to swimming spots at Casuarina and Cotter reserves!

Features:- Impressive, four bedroom ensuite, single level townhouse in front position, in a new build of three- Prime, peaceful location in a leafy established suburb, a short walk to shops, pre-school and primary school- Strong contemporary street appeal, complemented by established landscaping all around- Oversized front door- Generous open plan living area, with high ceilings and LED downlighting throughout the home- Neutral white décor and engineered timber flooring from entry through open plan living- Stunning chef's kitchen showcases 40 mm white stone bench tops, including a huge island bench with breakfast bar, a large walk-in pantry with sensor light and enormous amount of storage in sleek joinery- Smeg high end appliances include an induction cooktop, a stainless steel microwave/oven, pyrolytic oven and semi-integrated dishwasher- Ducted reverse cycle air conditioning- Lounge flows seamlessly to a large, covered outdoor entertaining area with a fan and downlighting, and gas outlet for barbeque- Stone retaining walls, established grassy area and young ornamental pear trees border entertaining- Light filled, spacious master bedroom, segregated at front of home, has a perfect north aspect- Master enjoys views over gardens to Mt. Ainslie from elevated position on high side of the street- Generous walk-in robe and ensuite with a rain shower, wall mounted vanity and full tiling- Quality carpet in charcoal tone adds a luxurious feel to all bedrooms- Three secondary bedrooms all offer built-in robes, with an adjacent walk-in linen press- Spacious main bathroom features a deep bath, a rain shower and a separate w/c- Laundry includes storage- Rinnai instantaneous hot water- Intercom camera door bell and security provision wired, with sensor in garage for door and light- Internal access to large double garage with epoxy resin floor, auto panel lift door and bench with storage along the entire rear wall- Neat landscaping right around the property and a water tank- Short drive to Cooleman Court or Woden town centre- Recreation on the doorstep, with walking trails on nearby Narrabundah Hill, reserve and dog park on Warragamba Avenue, mountain biking on Mt. Stromlo, and a short drive to swimming spots at Casuarina and Cotter reserves

Particulars:- Ground Area: 172.22sqm- Garage Area: 36.81sqm- Body Corporate \$2,293.00 per annum