

# 1 Eungella Street, Duffy, ACT 2611

## House For Sale

Saturday, 28 October 2023



1 Eungella Street, Duffy, ACT 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 458 m2

Type: House



Paul Sutton



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## AUCTION

Presenting this stunning 10 year old two storey architect designed home - a special for the family and friends. Facing North-East, this home is comfortable all year round with a large upper-level undercover outdoor entertainment area overlooking the inground pool. With double-glazed doors and windows and 2.7m high ceilings, this home offers an abundance of sunlight in the winter months, while providing shade throughout summer. In the kitchen, you will find Cesare Stone benches, extensive cupboard space, a butler's pantry, 900mm electric oven and gas cooktop, Miele dishwasher and large Samsung French door fridge & freezer. The adjoining dining and living area opens onto a spacious outdoor covered deck. At the front of the house is a separate lounge room for that quiet getaway. The four large bedrooms are conveniently separated, with the master bedroom located at the rear of the home, complemented by a walk-in-wardrobe, a large well-appointed ensuite including spa bath and north views opening onto the covered deck. There are two other bedrooms upstairs - one currently used as an office/spare bedroom with a built-in wardrobe, the other with two-way access to the ensuite, a large walk-in wardrobe and opening onto the rear entertainment deck. Downstairs is the fourth bedroom with an ensuite and built-in wardrobe, carpeted and in-slab heating and its own external access and courtyard. The downstairs rumpus room provides a fabulous retreat for children or visitors with easy secure access to the pool in summer. Washing is made easy in the downstairs laundry, with multiple cupboards and adjoining walk-in linen cupboard and a laundry chute from the top storey connecting to just outside the laundry. The large double garage includes ample shelving and a rear access roller door to the backyard. The home is located in a leafy tranquil street within easy walking distance to the local shops, Duffy Primary School, the Duffy dog park or a bike ride to Canberra's best mountain bike trails. Designed to impress, this property will draw you in!

**Feature Summary:**

- Main bedroom opening onto the covered deck with NE views, large walk-in wardrobe and an ensuite that must be seen to be believed, including spa bath and under-tile heating
- Uniquely only 10 years old. Complete knock down and rebuild
- Three carpeted large bedrooms, all with built in wardrobes
- Under-tile heating in the ensuites
- Ceiling fans in all bedrooms
- Downstairs bedroom has in-slab heating
- Gourmet kitchen with stone benches & gas cooking
- Miele dishwasher and Samsung French door fridge/freezer
- Australian Spotted Gum flooring to all living areas, master bedroom and stairs
- Large downstairs tiled rumpus room with in-slab heating
- Two instantaneous gas hot water systems
- Evaporative cooling
- Ducted gas heating
- Ducted vacuum system
- Double-garage with rear roller door access to the lower entertainment area & backyard
- Double-glazed windows
- Custom built cabinetry throughout
- Acoustically sound proofed wall between family room and bedroom 2
- Large laundry with multiple cupboards and adjoining walk in linen cupboard
- Abundant storage space throughout
- Low maintenance gardens with a mature lime/orange tree
- In-ground solar heated pool – securely fenced
- Outdoor gas valves upstairs and downstairs
- Water tank
- Fully fenced
- EER: 4.5
- House size: Total House size: 458 m2 (approx) Living: Upper 219m2, Lower 83m2 (approx) Upper Deck: 43.5m2 (approx) Lower Patio: 43.5m2 (approx) Garage: 53m2 (approx) Pool Storage/Gym: 16m2 (approx) Land: 874m2 (approx)