

**1 Wyangala Street, Duffy, ACT 2611**



**House For Sale**

Friday, 19 April 2024

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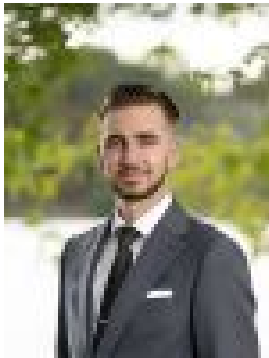
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1361 m2**

**Type: House**



Harry McCormack  
0432280627

## Auction 09/05/24

Unveiling this large hidden gem at 1 Wyangala Street, Duffy - where endless possibilities await your creative touch! Nestled on a sprawling block of 1361m<sup>2</sup>, this original 3-bedroom property is bursting with potential. With its charming facade and spacious interiors, this residence presents an exciting opportunity to reimagine and revitalize. Once inside, you discover the property offers expansive living areas, boasting three bedrooms plus a study off the family area. Sunlight flows through large windows, illuminating the spacious interiors. With its generously proportioned living areas & outdoor areas, this property has an abundant of space for relaxation, entertainment, and family gatherings. Tucked away behind the property lies another hidden gem: a self-contained flat. Whether you're seeking an additional income stream through rental or a comfortable abode for aging parents or guests, this versatile space provides endless possibilities. Complete with its own entrance, kitchenette, and bathroom facilities, the flat offers privacy and independence while remaining seamlessly connected to the main residence. Imagine transforming the expansive outdoor space into a lush garden oasis, complete with winding pathways, vibrant flower beds, and shaded seating areas ideal for alfresco dining or tranquil relaxation. For those with a green thumb, there's ample room to cultivate a thriving vegetable garden or establish a private orchard, providing a sustainable source of fresh produce year-round. Alternatively, consider the possibility of adding additional structures such as a pool house, studio, or workshop, catering to a myriad of hobbies and interests. With plenty of space for expansion and development, the flat block presents a blank canvas awaiting your creative vision. Whether you aspire to create an outdoor sanctuary for peaceful retreats or a dynamic entertainment hub for hosting gatherings with friends and family, the possibilities are truly endless. Unlock the full potential of this remarkable property and seize the opportunity to craft the ultimate living environment tailored to your unique lifestyle. Moreover, the property boasts a substantial 6-car garage, offering not only an abundance of secure parking space but also the potential for a myriad of uses. Beyond sheltering vehicles, this expansive garage presents an opportunity for hobbyists, DIY enthusiasts, or entrepreneurs to create a workshop, home gym, or even a dedicated storage area for outdoor gear and seasonal items. Position is everything, the property offers close proximity to a range of facilities such as: • 10 minute drive to Woden Town Centre • 5 minute drive to Cooleman Court • 4 minute drive to St Jude's Primary School • 3 minute drive to Holder shops • 2 minute drive to Duffy shops • 2 minute drive to Duffy Primary School • 1 minute walk to bus transport Don't miss this rare opportunity to craft your perfect home in Duffy. Whether you're a first-time buyer, savvy investor, or seasoned renovator, 1 Wyangala Street promises an exciting journey towards realizing your property dreams. - Spacious living areas with plenty of natural light - Opportunity to renovate, extend or rebuild - Three bedrooms + study - Open plan kitchen - Original part of the property underneath carpet is Tasmanian Oak - Daikin ducted reserve cycle air conditioning throughout the house - Separate flat for an extra income or to house elderly parents/grandparents - Reverse cycle in flat - Undercover outdoor area - 24 Solar panels 6.5kwh - 2 Water tanks 4500L - Outdoor security blinds - Large flat backyard - 6-car garage Total living area: 170m<sup>2</sup> Garage: 84m<sup>2</sup> Garden Shed: 25.76m<sup>2</sup> Workshop: 39.71m<sup>2</sup> Block: 1361m<sup>2</sup> Built: 1972 EER: 1.0 Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.