

# 11 Burdekin Street, Duffy, ACT 2611

## Sold House

Friday, 11 August 2023

11 Burdekin Street, Duffy, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 702 m2

Type: House



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**\$820,000**

Charming family home ready to impress first homebuyers looking to get a foothold in this most desirable location of Weston Creek. With so much amenity in the immediate area it is easy to see why solid, well built, well maintained homes don't last long on the market. Offering an uncomplicated floorplan with a generous, sun-drenched living room flowing out to one of several outdoor areas. All 3 bedrooms are equally generous and feature built-in robes. With updated kitchen appliances and a neat family bathroom – this really is a move-in nothing to do proposition. Surrounded by mature, leafy gardens, there is something for everyone with a large covered deck providing an excellent place for family time, vegie garden beds and plenty of space for the kids to run around. This family home is warm and inviting and ready for you to start creating your own memories. **HIGHLIGHTS:** --Quiet loop street location-Single level-Sunny living room-Large bedrooms-Honeycomb blinds throughout-Updated kitchen appliances-Ducted gas heating-Evaporative cooling-Terrific north-facing outdoor areas featuring:-Covered entertaining deck-Separate patio entertaining area-Vegetable garden beds-Space for the kids to play-Stunning Peppercorn Tree-Solar panels (8) 1.5kw-Rinnai instantaneous hot water-Oversized, single remote garage with rear yard access-2200ltr water tank-Paved driveway with off street parking-Underhouse storage-Kid's playground a few doors away Proximity to:-Duffy Primary School-St Judes Primary School-Canberra Montessori School-Duffy shops with new playground-Duffy Dog Park-Cooleman Court Shopping Centre-Bus routes for public and private schools and Rapid 7 services-Stromlo Forest Park Recreation facility-Stromlo Leisure Centre **ADDITIONAL INFORMATION:**Block: 14 Section: 38Living area: 95m<sup>2</sup>Block size: 702m<sup>2</sup>Unimproved Land Value: \$596,000Year Built: 1974Land Rates: \$2,881Land Tax: \$4,451\*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.