

# 117 Burrinjuck Crescent, Duffy, ACT 2611

LUTON

## Sold House

Thursday, 14 March 2024

117 Burrinjuck Crescent, Duffy, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 865 m2

Type: House



Tim and Justine Burke  
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## Contact agent

Providing plenty of living space indoors and a huge rear yard, this is a perfect family home situated within quick walking distance from the local shops and primary school in the sought-after suburb of Duffy. The practical layout has living zones to the right of the entry and sleeping quarters to the left. Tasmanian Oak hardwood flooring lines the hallway and living areas, while the bedrooms are carpeted for soft comfort. The open-plan lounge and dining spaces flow on to a large east-facing family room/sunroom with floor-to-ceiling windows on three sides providing ample light and beautiful warmth on a chilly Canberra winter morning. The kitchen opens to the dining room and has been renovated, with heat resistant bench tops, lots of usable cupboard space, 4-burner gas cooker, dishwasher, pantry, and a servery window onto the family room. There are four bedrooms, three with built-in wardrobes. The main's ensuite and the family bathroom with separate toilet have been updated, as has the laundry with long timber bench and good storage space. The interior is kept comfortable with ducted reverse-cycle heating and cooling, while all the west-facing front windows are double-glazed. The family room flows out to a covered merbau entertaining deck overlooking the huge, secure rear yard which is surrounded by Colorbond fencing and is perfect for children and pets to enjoy running around. Your weekends will be free thanks to the easy-care, low maintenance gardens, but with lots of scope for keen green thumbs to get creative. An established and secure chicken coop is ready for new residents. Car accommodation is in the enclosed single carport and generous driveway. Features:

- Super convenient location, desirable suburb and family-friendly area
- Fully renovated home on a large block
- Three living zones (lounge, dining and large family room/sunroom)
- reverse-cycle heating and cooling
- Updated kitchen, laundry, bathroom and ensuite
- Covered merbau entertaining deck off the family room
- Nice indoor/outdoor flow
- Huge, secure rear yard with a chicken coop
- Single enclosed carport plus off-street parking
- Rental appraisal of \$700 to \$750 per week pls

EER: 0.5  
Land Size: 865m<sup>2</sup>  
Living Size: 129m<sup>2</sup> plus sun room 25m<sup>2</sup> (approx.)  
Land Rates: \$3,553 p.a (approx.)  
Land Value: \$713,000 (approx.)