

**13/30 Eungella Street, Duffy, ACT 2611**



**House For Sale**

Friday, 14 June 2024

13/30 Eungella Street, Duffy, ACT 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 7254 m2**

**Type: House**



Alexandra Rogers  
0457586260

## Offers over \$750,000

This stylish 3-bedroom split-level townhouse offers a unique blend of modern living and classic charm. Located in Duffy, its proximity to highly desirable schools, shops and cafes, as well as major employment hubs, makes it perfect for professionals, downsizers or small families. Warm and welcoming, this family home features two distinct living spaces - a cosy family room, perfect for after school activities, and a lounge room for relaxing at the end of the day or entertaining guests. The large kitchen boasts a G-shaped design with lots of bench space. The large window over the sink lets the natural light and offers views of the private courtyard - a low-maintenance oasis and large deck. It's ideal for catching some rays while lying back with a good book. The separate meals room and formal dining room ensure there's plenty of space for both dining and socialising. The three bedrooms are located on the upper floor, providing secluded quiet once the sun goes down. Two of the bedrooms feature exposed brick feature walls, adding a warm aesthetic. The master stands out with its walk-in wardrobe for a touch of luxury. An upstairs powder room provides added convenience. All bedrooms have large glass doors that open onto the generous timber balcony which offers sweeping views across Canberra to the mountains - it's the perfect spot for a morning coffee. The renovated main bathroom is also upstairs, with its floor-to-ceiling tiles and bath to wash the worries of the day away. The nearby Duffy shops offer a boutique café and supermarket for everyday needs. Nature enthusiasts will love the short stroll to the nature trails of Narrabundah Hill and Cooleman Ridge, providing breathtaking views of the Brindabellas and Canberra's picturesque landscape. And for those occasions when you need the car, you will have a single automatic garage with internal access. Come see for yourself why Duffy is so sought after. This is what living in Canberra is all about.

**HIGHLIGHTS**  
Cosy and spacious three bedroom home  
Classified as above average build  
Split level open plan living areas with access to both front and rear courtyards  
Kitchen and dining overlook the lovely rear courtyard  
Renovated kitchen with electric stainless appliances including dishwasher  
All three bedrooms with access to the balcony  
Master bedroom with walk-in wardrobe  
Powder room upstairs shared by all three bedrooms  
Spacious laundry with additional powder room downstairs  
Ducted evaporative cooling  
Split system air conditioning  
Single and double-glazed windows  
Single automatic garage with internal access  
Less than a 5 minute walk to R7 bus connection to the city  
Short walk to Duffy shops  
**CLOSE PROXIMITY TO**  
Nestled in a quiet complex and a short walk to the local Duffy shops and playground, Duffy Primary School, St Jude's Primary School and St Judes Early Learning Centre Preschool, Canberra Montessori School, Orana Steiner School, Cooleman Court Shopping Centre, R7 bus connection to the city interchange, Mount Stromlo Forest Park, Cooleman Ridge and the Holder Wetlands, Short drive to Woden, Canberra Hospital, ANU and Canberra City.

**STATISTICS** (all figures are approximate)  
Unit: 13 Block: 24 Section: 48  
EER: 4.0 Home Size: 155.5m<sup>2</sup> Internal Living: 130.0m<sup>2</sup> Garage & Store: 25.5m<sup>2</sup>  
Body Corporate: \$558p/q UV: \$180,600 (2023) Rates: \$1,849.90pa (approx.) Land Tax: \$2,540.84pa (approx. only applicable if rented)  
Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.