

13 Mokoan Place, Duffy, ACT 2611



House For Sale

Wednesday, 7 February 2024

13 Mokoan Place, Duffy, ACT 2611

Bedrooms: 4

Bathrooms: 2

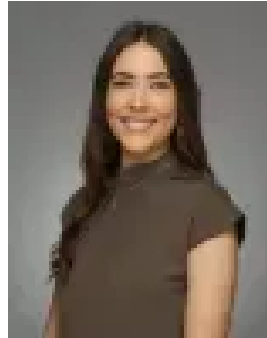
Parkings: 2

Area: 1295 m2

Type: House



Sean Rogers
0262885009



Huntah Morton
0262885009

Auction

Fully renovated, this large home offers plenty of space for a family, and sitting on an expansive 1295m² RZ2 block, there's an opportunity for a second dwelling if desired. The elevated position provides expansive views across Canberra from the front of the home, while the rear is a tranquil private oasis. An impressive kitchen, this is sure to be a space for many gatherings. The 6-burner gas stove top allows for multiple cooking options, while the stone top island bench is great for preparation. The herringbone patterned tiles add a definite wow factor. All the appliances are quality stainless steel. Open plan from the kitchen is a family room for an informal area to gather, as well as the dining room. This is an airy, spacious, and bright area with direct access to the rear deck through glass sliding doors. The deck is complemented by a pergola covered in established plants for shade. A formal lounge room is positioned at the front of the home and offers a space to take in the extensive views over Weston Creek, Civic and beyond to Mt Ainslie and Mt Majura to the north. All four bedrooms have built in wardrobes, while the main bedroom also includes a freshly renovated ensuite. The main bathroom has also been renovated with tasteful style, includes a deep bathtub, stylish vanity, and shower with waterfall shower head plus handheld hardware. The timber flooring throughout is stunning, and the renovations are tasteful with a neutral décor to suit any furnishings. The rear yard is expansive with a number of spaces to sit and enjoy the outdoors. With an established herb garden, seasoning your meals is a breeze. Multiple mature shrubs and small trees provide shade and pops of colour. Features: • Freshly renovated • Four bedrooms • Main with ensuite • Modern renovated kitchen • Dual AEG double stainless steel ovens • Gas cooking • Stone bench tops • Marble herringbone kitchen tiles and splashback • Stone bench tops • Ample storage • Timber floors throughout • Main bathroom with separate toilet • Expansive 1295m² block • Double lock up garage • Ducted gas heating • Evaporative cooling • Split System air conditioning in main bedroom • Decked outdoor entertaining area • Elevated position • Extensive views • Quiet location • Close to local shops • Close to schools EER: 3.0 Living: 160m² (approx.) Land: 1295m² (approx.) Garage: 43m² (approx.) Rates: \$953pq (approx.)