

**134 Burrinjuck Crescent, Duffy, ACT 2611**

LUTON

**Sold House**

Friday, 3 November 2023

134 Burrinjuck Crescent, Duffy, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 928 m2**

**Type: House**



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## Contact agent

This generous property in sought-after Duffy is the ideal home for a family who will appreciate a versatile floor plan offering plenty of room to congregate, with great options for segregating for individual activities. At the centre of the home is the open-plan kitchen and dining space. The kitchen is well equipped with solid timber cabinetry, induction cooktop, double oven, dishwasher, pantry and breakfast bar, while the dining area has lovely Tasmanian Oak flooring. A lounge room with dual large windows at the front of the home is connected to a rumpus room/study. There are four bedrooms with built-in wardrobes – the main has a large ensuite and direct access to the rear yard, while the others are served by the family bathroom with corner spa bath and separate toilet. The home's interior comfort year-round is provided by ducted gas heating and evaporative cooling. A fantastic additional segregated space is the external approved two-room studio that is sound proofed with double-glazing and reverse cycle split system. Perfectly complementing the generous indoor options for a large family is the outside space on offer. A huge covered patio is enclosed on three sides by the surrounding home, so it is a great area to enjoy dining, relaxing and entertaining outdoors regardless of the season or weather. It flows out to a fantastic backyard with lots of room for children and pets to run around, enclosed by Colorbond fencing, with mature trees providing wonderful summer shade, low-maintenance plantings, three garden sheds and water tanks. Car accommodation is in the single carport with automatic door and the large double driveway. The local shops and Duffy Primary School are a short walk away, Cooleman Court a 5-minute drive away (approx.), while Duffy enjoys the backdrop of Mount Stromlo and immediate access to the Cotter Road and all the outdoor activities on offer by these natural surrounds. Features: -?Solid family home with approved external studio on a large block-?Updated and neat with great potential-?Versatile floor plan, segregated living areas-?Large outdoor covered entertaining area and fantastic backyard-?Ducted gas heating and evaporative cooling-?20 solar panels-?Walking distance to local shops and Duffy Primary School-?Rental appraisal of \$675 to \$725 per week EER: 3.5 Land Size: 928m<sup>2</sup> Living Size: 169m<sup>2</sup> (approx.) Land Rates: \$3,553 p.a (approx.) Land Value: \$713,000 (approx.)