

**15 Wyangala Street, Duffy, ACT 2611**

LUTON

**House For Sale**

Thursday, 9 May 2024

**15 Wyangala Street, Duffy, ACT 2611**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 780 m2**

**Type: House**



Tim and Justine Burke  
0261780200



Julia Atkinson  
0261780200

## Auction

In one of Weston Creek's favourite suburbs, generosity is the word that springs to mind as you enter this beautifully renovated, stylish home on a block that has been thoughtfully landscaped to make the most out of every square metre. The first thing to impress is the walled front courtyard with space for a large outdoor setting and nearby a patch of attractive lawn set about with neat hedges and Japanese Maples. From the huge kitchen with its Bosch appliances and huge island bench to a dining area that can comfortably seat 10, there is no want of space. Inside the front door is a welcoming entry and to your left a room that could be a rumpus, a home theatre or a large study. As you round the wall of the entry, there is the open-plan living area spread unsparingly before you. The theme is black and tan with dark cabinetry being offset by pale engineered stone benchtops and hybrid flooring that is waterproof and scratch proof (perfect for kids and pets). Beyond the dining space is the north-facing living area soaking up extravagant autumn sun and with pretty views to the impeccable backyard. The main bedroom is off the living area with a neat ensuite and good storage. The other three bedrooms are down the hall – all of excellent dimensions. There's a northfacing room which gets lovely northern sun and might be a bedroom or a study while the other two bedrooms enjoy the eastern sun and excellent built in storage. Everything is modern and clean with renovations completed only 3 years ago. The whole house has double glazing with honeycomb blinds to most windows, and 8kW of solar panels to keep the power bills low. A comfortable living temperature is maintained year-round by ducted gas heating and evaporative cooling, and there is underfloor heating to the bathroom and ensuite. Outside there's a double garage with automatic door plus off-street parking including a Vogue pergola that provides cover for 2 additional vehicles. This is a home ready to move into which enjoys all the benefits of Weston Creek's established facilities including Cooleman Court shopping centre, walking trails on Narrabundah Hill and easy access to multiple well respected schools. This house is low maintenance, high convenience and five-star family friendly. What's not to like? Features: - Convenient location, walking distance to Duffy Primary and Shops - Nice street appeal, with good privacy offered by a front courtyard - Fully renovated home - Beautifully appointed kitchen with Bosch appliances (induction cooktop, 900mm oven), huge island bench and generous storage - Open plan living and dining - Separate rumpus/lounge room - Ducted gas heating and evaporative cooling, plus underfloor heating to the renovated bathroom and ensuite - Modern, spacious laundry - Double glazing throughout - 8kW solar system - 2 lovely outdoor entertainment areas – one north facing and one east facing - Beautifully landscaped gardens, fully irrigated - Double auto garage plus Vogue pergola cover for 2 more cars - Rental appraisal of \$850 to \$950 per week EER: 5 Land Size: 780m<sup>2</sup> Living Size: 175m<sup>2</sup> (approx.) Garage: 35m<sup>2</sup> (approx.) Carport: 32m<sup>2</sup> (approx.) Land Rates: \$3,143 p.a (approx.) Land Value: \$588,000 (approx.)