

# 16 Paloota Place, Duffy, ACT 2611



## Sold House

Monday, 14 August 2023

16 Paloota Place, Duffy, ACT 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 978 m<sup>2</sup>**

**Type: House**



Kaylene King

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**\$824,000**

Auction Location: LJ Hooker Auction HQ If you are looking for a unique block of land with a home that you could hold onto, extend and renovate or knock down to build your forever home, you must inspect 16 Paloona Place as soon as possible. The home sits on the block with a direct north outlook over Duffy Neighborhood Oval, it is sunny, green and tranquil. The quiet loop street is accessed by residents only and there are walking paths to access schools, shops and transport. The home as it is provides lovely sunny living spaces, an abundance of storage in the kitchen and bedrooms, and a secure yard of almost 1000sqm. Duffy, along with the Weston Creek area is spoilt for schools both private and public. You will appreciate the local Duffy shops for last minute items or make Coolamon Court your one stop shopping center for groceries, café's and some terrific restaurants. The owner is keen to consider offers prior to auction so please pop into an open home or call me today to register your interest. Property Features; - 978sqm Block with direct northern aspect looking through the trees & across the Duffy Oval - The kitchen and bathroom were updated in recent years - The kitchen looks out over the rear yard, electric cooking, good work space & storage - All bedrooms have generous built in robes - Gas heater to the living room - Single metal garage - Secure yard with access directly onto the Duffy Neighborhood Oval - Constructed; 1972 - Rates; \$748.00 per quarter - Land Tax; \$1,099.50 per quarter if rented - Block size; 978sqm - UV; \$669,000