

17 Duffus Place, Wanniassa, ACT 2903

home by holly

Sold House

Monday, 14 August 2023

17 Duffus Place, Wanniassa, ACT 2903

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Bianca Way
0491850701

\$800,000

#soldbybianca \$800,000 Oh you're going to love this one! 17 Duffus Place Wanniasa has got an air about it; it's fun, youthful almost, held within strong bones and a world of possibilities. At the end of a quiet cul-de-sac in leafy Wanniasa, the Duffus home has some major draw-cards. Firstly, its kitchen renovation is seriously funky and connects beautifully to the sunken living area and outdoor alfresco area, secondly, the bedrooms are generous and all with built in wardrobes, and thirdly, it's on a large flat block with oodles of space to the rear for future extensions, just to name a few! It's easy to picture having friends over and throwing parties out the back, then as the years go by perhaps gazing out to the yard from the kitchen window to a view trampolines and jungle gyms (keep the kids off the hills hoist, I beg of you!). This is a home that can grow with you, and as the seasons change, remain a constant in your life for years to come. Living here you will shift back to the connected lifestyle our grandparents so often talked about; befriend your neighbours and so much more. We love Wanniasa! It is a suburb with strong community spirit and a sense of family. The local shopping centre has far too many choices when it concerns your taste buds. features: beautiful, quiet cul-de-sac. three bedrooms all with built in wardrobes. sunken open plan living. sunny front porch. ducted gas heating. evaporative cooling. eat-in kitchen that opens out to the large covered rear patio. instant gas hot water. two storage sheds. secure rear yard. single carport with roller door to backyard. landscaped front yard EER: 1.5 Land Size: 775sqm Living Size: 118.7sqm Unimproved Value: \$470,000 (2022) Rates: \$2,575pa Land Tax (if tenanted): \$3,788pa