

18 Mirrool Street, Duffy, ACT 2611



House For Sale

Thursday, 15 February 2024

18 Mirrool Street, Duffy, ACT 2611

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 699 m2

Type: House



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Auction

Set back from the leafy street front, this property is somewhere to call home. The open plan living creates a central gathering point upon entering, and the floating timber floorboards throughout add a sense of warmth and grace. Large floor to ceiling windows offers an outlook to the front garden from the lounge room while the dining room looks out to the side. Cooking in the kitchen, you will find the marble benchtops and island bench provide a great workspace, and the 5-burner gas stove should have you covered. Soft-close cabinetry reduce the noise and the multiple cupboards and drawers will help keep you organised. All four bedrooms are separated from the main living areas, as is the bathroom and separate toilet. The main bedroom boasts dual windows for extra natural light and offers a vista over the front garden. Bedroom 3 also looks out over the front and has built-in wardrobes. Bedroom 2 offers built-in wardrobes and view over the private rear yard. Bedroom 4 would serve well as an office, or study as it is complete with multiple power points and ethernet cable, or a bedroom alike. A lovely place to sit and relax is the rear covered timber deck. Suitable for outdoor entertaining, there is plenty of room for a dining setting as well as lounges. This deck has been freshly painted and offers a fabulous spot to look out over the fully fenced, low maintenance yard. Established native bushes provide privacy and make gardening easy, while the grass is luscious and green. Attached to the double garage is a workshop which has been decked out with timber flooring, is powered, and has direct access to the rear yard. There is also a double carport to the fore of the garage. This neat and tidy property is worth inspecting if you're looking for a homely, well located home. Take a look at one of our open homes.

Features:

- Four bedrooms
- Three with built in wardrobes
- Open plan living
- Functional kitchen
- Marble benches
- Island bench
- 5 burner gas stovetop
- Stainless steel appliances
- Soft close cabinetry
- Floating timber floors throughout
- Bathroom with separate bathtub to shower and vanity
- Separate toilet
- Good size laundry with cupboards and bench
- Covered rear deck
- Freshly painted
- Established rear garden
- Large double garage with workshop space
- Double carport
- Ducted heating
- Evaporative cooling
- Double glazed windows
- Exterior awnings
- Security system
- Playground nearby
- Quiet location

EER: 4.5 Living: 116.8m² (approx.) Garage: 32.1m² (approx.) Carport: 24m² (approx.) Land: 699m² (approx.)