

18 Tullaroop Street, Duffy, ACT 2611

LUTON

House For Sale

Wednesday, 1 May 2024

18 Tullaroop Street, Duffy, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 880 m2

Type: House



Tim and Justine Burke
0411878587



Julia Atkinson
0410141016

Auction

Set high on the hill with a beautiful outlook, this welcoming property presents a rare opportunity to buy on the high side of Tullaroop Street. This home has been lovingly maintained and updated over time to ensure creature comforts, energy efficiency and practical family living are catered for in a location close to nature trails, Duffy Shops and Duffy Primary – the benefits of living here are endless. A sunny front balcony leads into the generous lounge room, which takes advantage of the lovely views through the large windows. The dining areas sits adjacent to the updated, eat in kitchen which features quality appliances and ample bench and storage space and flows out to the covered rear entertaining deck, creating a great indoor/outdoor connection. The family room sits at the rear of the home with a cosy gas fireplace, and this room can be closed off to offer separation, furthest from the bedrooms. Accommodation consists of four bedrooms all with built-in wardrobes, the main bedroom with an updated ensuite and reverse cycle split system, and an updated bathroom to service the other bedrooms. Other features of this wonderful home include double glazing to most windows, ducted gas heating, ducted evaporative cooling, Tasmanian Oak timber flooring, as-new carpet, a double garage with auto door and abundant off-street parking. Standing proudly amongst beautiful gardens, you can enjoy the benefits of established trees and shrubs giving privacy with multiple outdoor sitting areas to enjoy the leafy surroundings. A perfect canvas for adding your own personal touches and creating a masterpiece of memories, ensure that you don't miss out on this amazing opportunity. Features: - ? Elevated location with views - ? Well-maintained and well-presented home - ? Separate lounge, dining and family rooms - ? Updated eat in kitchen with quality appliances - ? Four bedrooms, all with built-in wardrobes - ? Updated ensuite and bathroom - ? Ducted gas heating, evaporative cooling and a reverse cycle split system - ? Wall, ceiling and floor insulation - ? Covered rear entertaining deck - ? Established gardens and good yard space - ? Double garage with auto door - ? Ample off-street parking, including side access to the rear yard - ? Walking distance to Narrabundah Hill, Duffy Primary and the Duffy Shops - ? In close proximity to Mt Stromlo - ? Rental appraisal of \$725 to \$775 per week EER: 4.5 Land Size: 880m² Living Size: 168m² (approx.) Land Rates: \$3,776 p.a (approx.) Land Value: \$745,000 (approx.)