

**19 Mirrool Street, Duffy, ACT 2611**



**Sold House**

Thursday, 9 November 2023

19 Mirrool Street, Duffy, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 649 m2**

**Type: House**



Josh Morrissey  
0437799234



Katrice Velnaar  
0411449071

## Contact agent

What you see: Dinner with friends and family showcasing views to Parliament House. Sunday morning coffee in your master bedroom that feels like a private sanctuary overlooking the gardens and your own escape. A beautifully renovated home with the feeling to match. What we see: A family home, that feels exactly that. See more: Private single level residence in a quiet cul-de-sac North facing living areas and gardens Gourmet kitchen with stone benchtop, tiled splashback and ample cupboard space Miele Appliances including 900mm gas cooktop, oven and dishwasher Open plan living and dining flooded with natural light Dining room with views to Parliament House Master bedroom with ensuite, projector, fireplace, and dressing room with access to entertaining deck and gardens Three additional bedrooms with built-in robes Flexible floorplan with integrated indoor/outdoor living Multiple outdoor living spaces with differing aspects Spacious main bathroom Timber flooring Smart zone-controlled ducted reverse cycle heating and cooling Laundry with ample storage 6.5kw solar system with three-phase power throughout Ethernet cabling to primary rooms Low maintenance, manicured gardens with cubby house and entertaining deck Gardens easily segregated to secure pets including established fruit trees and fully enclosed front yard Greenhouse and garden beds Double car garage with automatic roller door and internal access Easy access to Hindmarsh Drive and Cotter Road Within 3 minutes drive' to Duffy Primary School Within 3 minutes drive' to Duffy Local Shops Within 5 minutes drive' to Coleman Court Within 19 minutes' drive to Canberra CBD Total Living: 159m<sup>2</sup> Garage: 43m<sup>2</sup> Block size: 649m<sup>2</sup> Built: 1970 EER: 3.5 Rates: \$4,061 p.a Rental Appraisal: \$850-\$900 p.w Land tax: \$7,300 p.a UCV (2023): \$646,000 Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.