

26 Eucumbene Drive, Duffy, ACT 2611



House For Sale

Friday, 24 May 2024

26 Eucumbene Drive, Duffy, ACT 2611

Bedrooms: 4

Bathrooms: 3

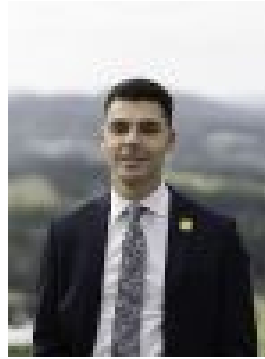
Parkings: 2

Area: 924 m2

Type: House



Alec Brown
0406866007



Kaine Walters
0450146538

Auction 22/06/2024

Arguably Duffy's most sought after street and affording an incredible outlook across Weston Creek and Canberra beyond, welcome to 26 Eucumbene Drive, a rebuilt residence designed to reward. This spacious family home of approx. 310sqm of living boasts an open-plan layout, seamlessly blending meals, family, and kitchen areas. The kitchen is a culinary haven, equipped with a new dual fuel stovetop/oven, and dishwasher, all centred around an oversized island bench - perfect for preparing meals and gathering with loved ones. For those special occasions, a formal dining and living room awaits, offering the ideal space for entertaining guests. A sizeable covered balcony captures incredible views and overlooks a sparkling inground pool ideal for family gatherings or leisurely relaxation. Additionally, enjoy the convenience of a versatile granny flat/teenage retreat downstairs, offering privacy and flexibility for various needs. With four bedrooms, including two featuring ensuites and walk-in robes, every member of the family is granted their own private retreat, ensuring absolute enjoyment year round. Indulge in the luxury of your own inground pool, surrounded by easy-to-maintain landscaped gardens, including a pond, vegetable beds and fruit trees. Added extras like ducted heating and cooling, near new solar array and incredible under-house storage make this an amazing package to consider. This turnkey property offers the ultimate convenience - simply move in and start enjoying the lifestyle you've always dreamed of.

Property Features Include:

- Immaculately presented home with space and privacy for the whole family to enjoy
- Open plan meals, family and kitchen
- High ceilings
- Kitchen fitted with new stove top, oven and dishwasher featuring an oversized island bench
- Formal dining and living room for your entertaining needs
- Rumpus room situated on the upper level
- Spotted gum wooden floors
- Granny flat/teenage retreat situated downstairs for more privacy
- Four bedrooms, two fitted with an ensuite and walk in robe to provide more of a retreat up and downstairs
- Balcony with views of the Woden Valley or to entertain, the choices are endless
- Nature reserve opposite - ideal for casual strolls or walking the dog
- Nine metre in-ground pool
- Maintained and private surrounding gardens
- Convenient full-sized laundry with access to the backyard
- Modern bathrooms/powder rooms
- Ducted gas heating / evaporative cooling / downstairs in-slab heating
- Near new 6.61KW solar system installed
- Upper Residence: 220.42m² (excluding stairwell)
- Lower Residence: 90.82m² (excluding stairwell)
- Garage: 40.89sqm
- Block: 924sqm
- EER: 3.0
- Rates: \$3,533pa
- Land tax: \$6,173pa (Investors only)
- UV: \$686,000 (2023)

Close Proximity To:

- Cooleman Court
- Westfield Woden
- The Canberra Hospital
- Duffy Primary School
- Stromlo High School
- Canberra College
- Nature Reserves, Mount Stromlo and The Bicentennial National Trail
- Arterial Roads, bike paths and public transport

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.