

**3 Cargelligo Street, Duffy, ACT 2611**

LUTON

**Sold House**

Monday, 14 August 2023

**3 Cargelligo Street, Duffy, ACT 2611**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 704 m2**

**Type: House**



Tim and Justine Burke  
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## Contact agent

When it comes to the perfect family home, this property absolutely fits the bill. Situated on a quiet, elevated loop street, the manicured front garden and attractive style enchants at first sight. Step inside and you are immediately impressed by the freshest look in interior styling and immaculate presentation. The single-level residence accommodates a large family in comfort, with generous separate living areas, four bedrooms (main with walk-in wardrobe and others with built-in wardrobes), plus a study. The renovated ensuite and 3-way family bathroom are modern and spacious. All the living areas feature beautiful bamboo flooring. The open-plan kitchen/dining/family zone is in the centre of the home. The newly renovated kitchen is bright and sleek, featuring Bosch appliances (4-burner gas stove, dishwasher), loads of cupboards, pantry and large island breakfast bar. Living comfort is provided by reverse-cycle ducted heating and cooling. Complementing the fantastic interior spaces, the outdoor living is just as impressive! An immaculate private oasis perfect for entertaining, with a large paved area including covered alfresco dining space, manicured hedges, easy-care established landscaping and lawned section. There is ample car accommodation in the double auto-door garage with internal access, gravelled off-street parking area, plus side access for boat/caravan. A short stroll away are the local shops, primary school and sports oval, while both the retail amenities of Cooleman Court and wide-open natural spaces are within a few minutes' drive away. Features: - Built in 2004, in sought-after Duffy - Single-level, immaculate family home in elevated quiet loop street - Four bedrooms (ensuite to main) plus study - Fantastic renovated chef's kitchen - Separate living areas - Ducted reverse cycle heating and cooling - Security roller shutters (to some windows) - Security system (CCTV and alarm) - Established easy-care gardens with an irrigation system - Beautiful, private outdoor living including covered alfresco entertaining area - Double garage plus off-street parking - 3 phase power - Rental appraisal of \$875 to \$925 per week EER: 4.5 Land Size: 704m<sup>2</sup> Living Size: 175m<sup>2</sup> (approx.) Land Rates: \$3,258 p.a (approx.) Land Value: \$699,000 (approx.)