

33 Blowering Street, Duffy, ACT 2611

LUTON

Sold House

Monday, 14 August 2023

33 Blowering Street, Duffy, ACT 2611

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 748 m2

Type: House



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Contact agent

Thoughtfully renovated and extended, 33 Blowering Street is positioned within an established and sought-after suburb, and provides a truly wonderful lifestyle opportunity for those searching for a home that is 'move in' ready. The care and attention to detail that has been shown throughout the renovations are evident from the moment you step inside, and it really puts this home into a category of its own. The split-level design offers multiple living zones which is ideal for families, with Spotted Gum timber and polished concrete flooring delineating the areas, and feature brickwork and a slow combustion fireplace adding character and charm. The impressive kitchen connects with the outdoor entertaining space seamlessly and boasts an island bench with a timber top, stone benchtops, a 5 burner gas stove and 900mm oven. Versatile accommodation is provided by four bedrooms all with built-in wardrobes, plus a designated study (or fifth bedroom), and the ensuite and bathroom have both been renovated and are impressive in quality and style. The exterior of the home is as inspiring as the inside, with an alfresco area under the roofline, paved areas and beautifully landscaped gardens that envelope the home and provide a lovely outlook from each and every window of the home. The oversized double garage has extra height and 48m² of space, plus drive-through access. Beyond what you can appreciate visually, the home also has double glazed windows, insulation throughout, ducted gas heating, hydronic heating (in the extension), evaporative cooling and two instantaneous gas hot water systems. Ready for immediate enjoyment and seasonally an even more delightful offering, this home should be at the very top of your list.

Features:-
- Quiet, tree-lined street with Duffy Primary School at the end
- Fully renovated, extended family home
- Lounge, dining and family areas
- Spacious kitchen with quality appliances
- Segregated main bedroom with ensuite, walk-in wardrobe and reverse cycle split system
- Study/fifth bedroom next to main bedroom (with built-in wardrobe)
- Bedrooms two, three and four are at the front of the home (two with built-in wardrobes)
- Stylish renovations to the bathroom and ensuite (bathtubs to both)
- Large laundry with external access
- Ducted gas heating, hydronic heating, evaporative cooling
- Double glazed and insulated throughout
- Covered alfresco area
- Landscaped gardens
- Oversized double garage with extra height and drive-through access
- Abundant off-street parking
- Rental appraisal of \$900 to \$1,000 per week
EER: 3
Land Size: 748m²
Living Size: 211m² (approx.)
Land Rates: \$3,376 p.a (approx.)
Land Value: \$778,000 (approx.)