

33 Eppalock Street, Duffy, ACT 2611

BLACKSHAW

House For Sale

Wednesday, 24 April 2024

33 Eppalock Street, Duffy, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 804 m2

Type: House



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Auction

If you are looking for a character home to accommodate your family, this property could be the perfect fit. With an abundance of natural light throughout, this spacious family home elevates a sense of warmth and comfort, while also providing an inviting atmosphere in which to unwind. The unique floorplan accommodates a variety of lifestyles and provides flexibility for your preferred layout. Upon entry, you are welcomed into the family room which is open plan to the kitchen. This is the centre of the home and provides access to both the lower ground level and the upper floor. The kitchen is well equipped with SMEG cooking appliances, brand new Bosch dishwasher, custom timber cabinetry with granite splashbacks and benches. There is ample cupboard space and plenty of space for meal preparation. A split-level design from the family room, the main bedroom is located a few steps up from the family room. It is oversized, includes built in wardrobes and access to the two way bathroom, which is well appointed with a large shower, vanity and toilet. A second bedroom is located on this level as well, which offers a plethora of options depending on your lifestyle. With large bi-folding glass doors opening to the family room this room could be utilized as a bedroom, spare room, or office. An incredible space, on the top floor of this home, is the lounge room with sweeping views, hardwood parquet flooring, a very unique circular ceiling and large glass sliding doors. There is also a glass-brick feature wall and circular lead-light window creating a point of difference. This room is huge and opens out to the tiled terrace with stairs down to the rear garden. A fabulous space for entertaining. A ceiling fan and split system air conditioner are installed for year-round comfort. The lower ground floor has bedrooms three and four, both with direct access to the rear yard. There is also a rumpus room and the laundry. Bedroom 4 is complemented by a generously proportioned ensuite including a shower over full-size bathtub configuration. There are built in wardrobes as well as a split system air conditioner. Bedroom 3 also includes built-in wardrobes and a split system air conditioner. If edible gardens are appealing to you, this garden has you covered. Two huge olive trees reaching as high as the roof top are both prolific in fruiting, there are limes, grapefruit, figs, guava, plums, oranges, mandarins, and pomegranate and let's not forget the grapes plus two cherry trees. There are three well established vegetable gardens positioned in the front yard. This property is not just a home, it is an experience and well worth an inspection.

Features:

- Quiet leafy street
- Large 804m² block
- Approximately 255m² of living
- 4 bedrooms (all with built-in wardrobes)
- 2 bathrooms (main & ensuite)
- 2 covered car spaces
- Timber kitchen with granite benchtops and granite splashback
- Smeg oven and Smeg gas cooktop
- New Bosch dishwasher
- Rumpus room
- Timber-look floating floor boards downstairs
- Hardwood parquet flooring in the lounge room
- Generous tiled outdoor terrace with views
- Secluded fernery
- Split system air conditioners
- Evaporative cooling
- Mature leafy gardens
- Raised vegetable garden beds
- Close to Duffy Primary School, Tuggeranong Parkway and Stromlo Forest Park

EER: 2.0 Living: 255m² (approx.) Land: 804m² (approx.) Carport: 34m² (approx.)