

**34/18 Glenmaggie Street, Duffy, ACT 2611**

**Apartment For Sale**

Tuesday, 6 February 2024



34/18 Glenmaggie Street, Duffy, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 118 m2**

**Type: Apartment**



Chris Hetherington  
0262959911



Lauren McDonald  
0262959911

**\$499,000+**

Discover one of Duffy's most unique and unassuming homes! Conveniently nestled in the heart Duffy adjacent to the popular Duffy shops and newly built playground, this four-bedroom apartment boasts a distinctive appeal. Standing out as extraordinary value in today's marketplace, whilst presenting a rare opportunity for families seeking a spacious abode or investors eyeing remarkable rental returns. Surrounded by amenities, including an adjacent oval and a park just across the road, this residence offers a serene haven for children to play without the hassle of maintenance. Step inside to experience the expansiveness of this home, thoughtfully designed with two distinct living areas, ideal for harmonious sharing among tenants or accommodating older children seeking their own space. With two inviting balconies basking in the afternoon sun, entertaining guests becomes a delightful affair. Tastefully renovated, the residence showcases a meticulously updated kitchen and bathrooms, adorned with sleek modern fixtures and fittings. Enhanced by the seamless flow of contemporary floating timber floors that extend throughout all living spaces, the kitchen stands as the heart of the home and features ample bench space, an abundance of storage and a feature colour splashback. Offering ample accommodation, four generously proportioned rooms await, thoughtfully arranged in two distinct 'wings' of the apartment, ensuring convenience and privacy as each bathroom serves a pair of rooms with elegant functionality.\* Four bedroom apartment\* Top floor\* Walking distance to Duffy shops and public transport. \* Functional kitchen with good storage and bench space \* Two bathrooms \* Two separate toilets \* Leafy outlook to all bedrooms\* Covered carport\* Timber flooring\* Carpet to bedrooms\* Built-in robes\* Reverse cycle air-conditioning (heating & cooling)EER: 4.0Living: 118m2 Built: 1974Units in complex: 35Rates: \$2,642pa (approx.)Land Tax: \$3,483pa (approx. if rented out)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.