

# 4 Rocklands Street, Duffy, ACT 2611

## House For Sale

Thursday, 9 May 2024



4 Rocklands Street, Duffy, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 715 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

## Auction

Proudly perched on the high side of the street on approximately 715 square metres of easy care land the home has been well maintained and renovated to suit most buyers. The sundrenched floor plan includes open plan living areas, three bedrooms, ensuite, laundry, renovated kitchen and a beautifully renovated bathroom and separate toilet. There is also a huge covered deck at the rear and a double basement garage under. 4 Rocklands Street is a perfect home for entertaining. At the rear of the home is the spacious kitchen which has a breakfast bar separating it from the family room and large and the large outdoor entertaining deck. The sun-filled lounge room has a north easterly aspect and boasts polished timber floors and an elevated leafy outlook. The bedroom wing includes a master with double built-in robes and ensuite bathroom, a second and third bedroom both with built-in robes, these rooms are all serviced by the beautifully renovated bathroom and separate toilet. Other features include polished hardwood floors, ducted heating and cooling; downstairs there is a double garage with access under providing ample storage. Located close to parks, bushland, the Duffy Primary School and local shops. A short drive to Cooleman Court and easy access to major arterial roads leading to Woden, Canberra City, Tuggeranong and the Parliamentary triangle. Summary of features:- Family / meals room with direct access to rear deck - Renovated kitchen opening onto family room- Master bedroom with double built-in robes and ensuite bathroom- Two secondary bedrooms with built in robes - Renovated family bathroom- Separate toilet- Separate laundry- Immense outdoor covered entertaining deck with sink and servery- Basement double garage - Private easy-care gardens- Ducted gas heating - Ducted evaporative cooling - Situated in a quiet loop street with a neighbourhood park; short walk to Duffy Shops and local primary schools (Duffy PS and St Jude's); close proximity to Stromlo Forest Park. EER: 1.5 Living area: 127m<sup>2</sup> Land size: 715m<sup>2</sup> Rates: \$3,407 pa (approx) Land Tax: \$5,902 pa (approx) Land Value: \$674,000 (2023)