

41 Tullaroop Street, Duffy, ACT 2611

Sold House

Thursday, 12 October 2023

41 Tullaroop Street, Duffy, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 894 m2

Type: House



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\$1,145,000

Auction Location: On-Site Spacious, private & renovated - this inviting residence merges impeccable design with natural light, cooling breezes and flowing space. The incredibly functional and family friendly floorplan provides perfect living with a combination of relaxing outdoor entertaining spaces and lawn for the children or pets. This is a home of peace & enjoyment in a quiet position. With a backdrop of lush greenery emanating throughout, there are multiple spaces in which to unwind and entertain; the separate living areas, private backyard and outdoor entertaining areas allowing both open-plan and separation when desired. You are welcomed indoors past the luscious established front gardens to the spacious L shaped living and dining area, offering formal entertaining options so coveted by families, with large windows brightening the space. Wander further through to the large family and meals area, anchored by the chef's kitchen which is state of the art, with modern benchtops, ultimate storage space, gas cooking, oven and dishwasher plus dual pantries. Indoor/outdoor flow is perfected as this area flows with ease to the back deck and yard surrounds. Four bedrooms are on offer; one ideally utilised as a study. The master bedroom is especially spacious and offers an ensuite and built-in robes. Two other bedrooms offer built-in robes and all are serviced by the modern master bathroom with bath, shower and separate WC. Outdoors, the deck is the perfect space to overlook the children and pets while they play. An expansive covered entertaining space, the deck embraces beautiful views to Mt Taylor and Black Mountain Tower. The sparkling pool is solar heated and surrounded by additional paved entertaining areas and flat grassed areas, plus beautiful established gardens. There is a long list of additional features ensuring this is truly the perfect family home, including a large separate laundry with built-in storage, solar panels, 13,000L water tanks, expansive under house storage, side access, enclosed double carport with remote access, plus ducted gas heating and evaporative cooling. Located within one of Weston Creek's highly desired suburbs, it offers close proximity to Duffy Shops, Cooleman Court, Stromlo Forest Park local schools and a short drive to Woden Town Centre. This could be your dream family retreat. Features include:- Private, 894m² block- Move in ready, renovated home- Beautiful views to Mt Taylor and Black Mountain Tower- Separate living and dining areas - Modern kitchen with gas cooking, dishwasher, ample bench & storage space- Covered rear deck overlooking gardens and pool- Established lawns, gardens, veggie patch, fruit trees- Solar heated pool- Master bedroom with ensuite- Three additional bedrooms, two with built-in robes - Main bathroom with bath, shower and separate WC- Ducted gas heating and evaporative cooling- Three water tanks totalling 13,000L- Double enclosed carport with remote access- Expansive under house storage- Solar panels- Large separate laundry with built-in storage Land size: 894m² Living size: 163m² living + 38m² carport (approx.) Land value: \$712,000 (2023) Rates: \$3,623 p.a (approx.) Land tax: \$6,399 p.a (approx.) Construction: 1972 EER: 1 star