

# 48 Mirrool Street, Duffy, ACT 2611

## Sold House

Monday, 23 October 2023

48 Mirrool Street, Duffy, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 743 m2

Type: House



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## Contact agent

Positioned on one of Duffy's most desirable streets, this immaculate and well-presented home provides relaxed, easy living in a convenient location. Its light filled aspect, quiet interiors and proximity to everyday essentials hold tremendous appeal for young families and professionals looking to enjoy the best of everything this dynamic lifestyle pocket has to offer.

**FEATURES**

- Large family home in a great street
- Sunken formal living room
- Huge open plan living, dining and kitchen
- Modern kitchen with Bosch appliances, stone bench tops, and loads of cupboard and bench space
- Segregated master bedroom with walk-in robe and large spa ensuite
- Three additional bedrooms, all with built-in robes
- Huge updated main bathroom
- European laundry
- Ducted gas heating and evaporative cooling
- Reverse cycle air conditioning unit in living area
- Large, covered deck for entertaining with LED lighting and ceiling fan
- Flat, secure, easy-care backyard, perfect for children and pets
- Large garden shed and water tank
- Blackbutt hardwood flooring in kitchen, living area and hallways
- Oversized double lock up garage and single carport
- Side access to property
- Walking distance to Duffy shops, playground and Duffy Primary School
- Short drive to Cooleman Court, Woden Town Centre, The Canberra Hospital
- Easy access to main arterial roads to all areas of the city

**WHAT THE SELLERS LOVE ABOUT THE HOME**

1. The open plan living area and the ability for it to open out onto the deck.
2. There's room for everyone - a space for the kids to play and a quiet space for the adults.

**STATISTICS** (all figures are approximate)

EER: 2.0 Home Size: 180m<sup>2</sup> Garage: 51m<sup>2</sup> Carport: 24m<sup>2</sup> Land Size: 743m<sup>2</sup> Construction: c1970 Land Value: \$637,000 (2023) Rates: \$1,003 per quarter Land Tax: \$1,799 per quarter (only applicable if not primary residence) Rental Range: \$800 - \$850 per week