

49 Somerset Street, Duffy, ACT 2611



House For Sale

Saturday, 18 November 2023

49 Somerset Street, Duffy, ACT 2611

Bedrooms: 6

Bathrooms: 4

Parkings: 3

Type: House



Bree Prince
0261821802



Goran Stefanoski
0447032017

Auction 02/12/23

What you see: An impressive, multigenerational home, positioned in one of the best streets in Duffy. Adaptable to suit all families as their requirements change over the years. What we see: A home for the generations. See more: Grand double door front entrance Marble tile flooring Formal lounge with views across the Woden Valley Open plan living, kitchen and dining Large private covered alfresco Modern kitchen with butlers pantry, quality appliances and stone island bench Large laundry room and ample storage Main bathroom includes a large spa bath, European tiling and separate toilet Downstairs, self contained accommodation include full kitchen, bedrooms, living and bathroom with separate access Hardwood timber flooring to living areas Established gardens front and back, including fruit and vegetable gardens Privately well built home with incredible attention to detail Ducted heating and cooling In slab heating 40,000 litre water tank 2.7m ceilings throughout Within 5 minutes' drive to Coleman Court Within 7 minutes' drive to Charles Weston School Within 9 minutes' drive to Mount Stromlo High School Within 11 minutes' drive to Westfield Woden Within 20 minutes' drive Canberra's CBD Lower Residence: 86m² Upper Residence: 268m² Garage: 45m² Converted subfloor area: 51m² Block: 801m² EER: 4.5 Built: 2006 Rental Appraisal: \$1,300.00 – \$1,400.00 p.w Rates: \$3,977 p.a Land Tax: \$7,117 p.a UCV: \$792,000 (2023) Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.