

**5 Jindabyne Street, Duffy, ACT 2611**

home by holly

**Sold House**

Friday, 1 September 2023

5 Jindabyne Street, Duffy, ACT 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 853 m2**

**Type: House**



Holly Komorowski  
0491850701



Bianca Way  
0491850701

**\$891,111**

This charming three-bedroom home sits on the elevated side of Jindabyne Street, steps from the local primary and an easy stroll to Narrabundah Hill. Lovingly updated while still retaining its gorgeous essence, the home flows to deck and garden, forging a wonderful connection with outdoors. There is an outward simplicity to the ex-govie, a functional symmetry that stirs a nostalgic affection. Wide tended lawns are dotted with mature trees and the home sits lightly, almost floating within the leafy site. The clean lines of the low-lying form, with its neat row of windows and classic pitched roof, is instantly recognisable...a classic! and characterful part of Canberra's story. The front balcony with iron railing is the place to spend your mornings, coffee in hand engaging with the big sky views, the friendly comings and goings of the street. Spacious and paired-back, the open living, dining, kitchen is open plan. The light reflects off soft white surfaces and walls, and there is a lovely feeling of transparency...as if you are part of the landscape. Large picture windows capturing the changing moods and colours of the seasons and the whole space drenched in warming light. The updated kitchen is open and sociable with banks of white cabinetry, sleek black countertops. Stainless steel appliances make both entertaining and family meals easy. Think easy drift from in to out - a shared drink or two on the veranda as the sunsets, long sunny lunches deck side, with family and friends on the weekends. Original timber floorboards flow underfoot, and three sunny bedrooms take in leafy views. All rooms have generous mirrored built-in robes and centre around a crisp white family bathroom with separate toilet. Afternoon light is striping the timber decking, the soft lawns almost luminous in the sunshine. Deep garden beds, neatly edged with brick walls merge with expanses of green grass; the private backyard, every bit the soothing sanctuary. There is enough room here for the kids to play rough and tumble, or perhaps an ordered game of home cricket. Sitting central, a vintage hills hoist cuts an iconic Aussie silhouette. Duffy is a family friendly suburb bordering the bush walking trails of Narrabundah Hill and Mount Stromlo. Surrounded by green spaces including Cargelligo Street Playground and Duffy Neighbourhood Oval, the home is within walking distance of Duffy Primary School. It is handy to the bustling Cooleman Court with its array of shopping, cafes and restaurants. The Woden Precinct is close to hand offering a plethora of entertainment experiences. The Rivett shops are nearby with local favourites including, Pitch Black Cafe for great coffee and toasties. The home is a mere 20 minutes from the CBD. Features...lovely three-bedroom, historic ex-govie home in leafy Duffy, walking distance to Duffy Primary School and Narrabundah Hill. elevated front veranda with garden views. vintage carved timber front door. renovated open plan kitchen, living, dining. three bedrooms all with leafy views and mirrored built-in robes. modern family bathroom with separate toilet. internal laundry. linen closet. 3 ceiling fans. 3 reverse cycle heating and cooling systems. additional underfloor insulation. combo of original timber and new ceramic flooring. 6.6kw solar system. large north-west facing backyard with deep garden beds and expanse of lawn. covered rear deck for sunny alfresco dining. classic original hills hoist. orchard garden with private driveway ushering to remote controlled double garage with workshop. ideally positioned on a large, elevated block in a family friendly suburb, surrounded by green spaces and close to Cooleman Court and the bustling Woden Precinct. A mere 20 mins to the CBD by car. FINE DETAILS (all approximate): Land size: 853 m<sup>2</sup> Living size: 98 m<sup>2</sup> (approx.) EER: 1.5 Zoning: RZ1 Build year: 1971 Build extension: 2003 Rates: \$3,146.09 pa Land tax: \$5,349.16 pa (investors only) UV: \$613,000 (2023) Rental opinion: \$630-\$670 p/wk