

52 Mirrool Street, Duffy, ACT 2611

House For Sale

Thursday, 30 November 2023

independent
PROPERTY GROUP

52 Mirrool Street, Duffy, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 441 m2

Type: House



Jonathan Charles



Robert Burns
0401269405

Offers Over \$760,000

52 Mirrool St in Duffy is a charming, light and bright home with abundant windows and skylights throughout, set back from the road behind established trees, offering comfort and privacy. The lounge room at the front of the home offers the perfect place to spend time together with family and friends, overlooking the front courtyard. The open plan dining and kitchen, with its raised breakfast bar and plenty of bench space creates an ideal entertaining space. The three generous bedrooms all feature built in robes and large windows bring even more natural light into the spaces. The large bathroom features white cabinetry and wall tiles, with a chic vanity, bath and corner shower. At the rear of the home you will find a lovely grassed backyard, ideal for children and pets to play. Located close to local shops, Duffy Primary School, St Jude's Primary, Mount Stromlo High School, this is an opportunity not to be missed. Coleman Court is also close by to meet all your banking and postal needs. Close to arterial roads into the city, Woden and Belconnen, this home ticks all the boxes for convenience and accessibility. Features: - ? Charming three bedroom home - ? All bedrooms feature built in robes - ? Light and bright living in a great location - ? Large bathroom with corner shower - ? Open plan kitchen/dining - ? Westinghouse 4 burner stove - ? Full pantry - ? Laundry with rear access - ? Lovely grassed yard with established trees - ? Wall mounted reverse cycle cooling - ? Ducted gas heating - ? Covered double carport Figures: Living size: 108m² Block size: 441m² Rates: \$2,600 p.a. approx. Land tax: \$5,600 p.a. approx. Built: 1971