

**6/30 Jemalong Street, Duffy, ACT 2611**

LUTON

**Sold Townhouse**

Thursday, 21 March 2024

6/30 Jemalong Street, Duffy, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 140 m2**

**Type: Townhouse**



Julia Atkinson  
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## Contact agent

Located in the heart of Duffy this well presented townhouse offers you the space you need while still being low maintenance. The large main bedroom is located on the ground floor for the ultimate most convenience with an ensuite and built-in wardrobe, looking out into your private gardens. As you walk further into the home you're greeted by a large light filled living area opening out onto the deck. Around the corner is the dining area which leads into the kitchen which offers a; a gas cooktop, pantry, dishwasher and a generous amount of bench and cupboard space. The ground floor also includes a powder room, laundry room, and under-stair storage. As you walk upstairs there are two good sized bedrooms with built-in wardrobes, and the main bathroom with a separate toilet. The outdoor area has a spacious deck for entertaining, and garden space that wraps around the home. Whether you're looking for your first home or to downsize this townhouse will surely be of interest. Features

- Large living area
- Main bedroom and ensuite on the ground floor
- Powder room for guest
- New carpet throughout
- Light filled lounge and dining
- Understair storage
- Kitchen with generous bench space
- Gas stove
- Two upstairs bedrooms with built-in wardrobes
- Separate toilet off main bathroom
- Ducted reverse cycle heating and cooling
- Private deck for entertaining
- Low maintenance gardens
- Security system
- Two car garage with internal access to the townhouse
- Quiet complex
- Walking distance to Duffy Shops and Duffy Primary School
- Rental appraisal of \$620 to \$660 per week

EER: 4.5  
Living size: 140m<sup>2</sup> (approx.)  
Garage size: 36m<sup>2</sup> (approx.)  
Land size: 296m<sup>2</sup> (approx.)  
Land rates \$3,368 p.a (approx.)  
Body Corporate \$2,267 p.a (approx.)