

**6 Tantangara Street, Duffy, ACT 2611**

**WINDROSE**

**House For Sale**

Tuesday, 14 May 2024

6 Tantangara Street, Duffy, ACT 2611

**Bedrooms: 4**

**Bathrooms: 1**

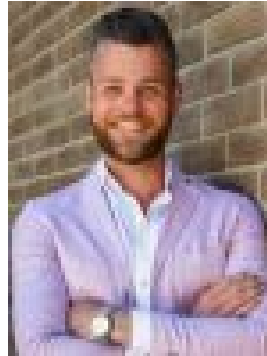
**Parkings: 2**

**Area: 674 m2**

**Type: House**



Pauline Jenkins  
0410401902



Sam McGregor

## On-Site Auction: 11:15am Saturday, 8 June

Nestled in a prime and sought after location, this freshly painted four-bedroom home presents two spacious living areas, offering both comfort and convenience. With established gardens, a covered outdoor area and a private, fully-fenced backyard, it's the perfect sanctuary for any growing family. Welcome home, to 6 Tantangara Street, Duffy. Perfectly positioned on a 674sqm block, in a quiet loop street and offering both privacy and proximity to local amenities, this four-bedroom, one-bathroom home presents idyllic Canberra living. With a thoughtful layout designed for family living, this home features an L-shaped formal lounge and dining area off the entry, flowing into a sun-soaked family room and extended kitchen that opens out to the private backyard and outdoor entertaining area. Outside, the covered pergola and fully enclosed backyard create a secure and inviting space for relaxation and entertainment with friends and family, surrounded by established gardens. All four bedrooms are generously sized, providing ample space for all family members, with multiple and separate living areas for added flexibility. Year-round comfort is ensured by both the ducted gas heating system, and multiple split systems servicing all bedrooms and living areas. Freshly painted, with polished timber flooring and an abundance of natural light throughout, the home exudes both warmth and character from the moment you enter. Situated near playing fields and schools, 6 Tantangara Street is ideal for growing families seeking a balance of both convenience and comfort. At a Glance:

- 674sqm block, located on quiet loop street
- 142sqm internal living
- Four large bedrooms
- One bathroom plus separate toilet
- New dishwasher and oven in kitchen
- Freshly painted throughout
- Crimsafe doors
- Single car garage at the rear with a drive through carport
- L-shaped formal lounge and dining area plus sun-soaked family room
- Extended kitchen which leads to outdoor entertaining area
- Covered pergola and fully enclosed, secure backyard
- Polished timber flooring in entry and main living and bedroom
- Ducted gas heating and R/C split systems in each room for year-round comfort

Location Highlights:

- Within walking distance to multiple playing fields, local shops and schools
- 5-minute drive to Cooleman Court shopping centre with Aldi, Woolworths and more
- 8-minute drive to Westfield Woden
- 16-minute drive to Canberra City