

**60 Serpentine Street, Duffy, ACT 2611**

**House For Sale**

Saturday, 11 May 2024

**Canberry.**

*Live Where You Love*

60 Serpentine Street, Duffy, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1050 m2**

**Type: House**



Shan Gao  
0457038888



Curtis Dong  
0449889665

## Auction - 1st June, 1:00pm

Auction Location: On Site Discover the epitome of family living at 60 Serpentine Street, Duffy. Nestled in a private and tranquil location, this four-bedroom, two-bathroom residence offers the very best in comfort and convenience for families. As you step inside, you'll be greeted by beautiful hardwood floors that add warmth and character to the home. An abundance of light fills the open plan living and dining area, creating a welcoming space for family gatherings and entertaining. The well-established, easy maintenance front and back gardens provide a safe and enjoyable outdoor environment for children to play, while parents relax in the front entertainment area or on the large rear paved entertaining area. One of the highlights of this property is its stunning views backing onto a nature reserve, offering unobstructed vistas of bushland and walking trails. Imagine waking up to the sight of nature's beauty right from your own backyard. Inside, the home boasts a modern kitchen featuring stone benchtops, a breakfast bar, gas cooktop, electric oven, and quality appliances. The large master bedroom comes complete with a walk-in robe and ensuite, providing a peaceful retreat for parents. Three spacious bedrooms are serviced by the main bathroom and a separate toilet, ensuring comfort for the whole family. Additional features include a separate study, powder room, and a large laundry with ample storage. The double garage provides secure parking for vehicles. Plus plenty space for friends and family when they come to visit. For ultimate comfort, the property is equipped with smart ducted reverse cycle heating and cooling with 7 zones, ensuring year-round comfort for every member of the family. Plus, with a solar system featuring a premium 45c feed-in tariff, you'll enjoy reduced energy bills while doing your part for the environment. Don't miss this opportunity to make 60 Serpentine Street your family's new home. Contact us today to arrange an inspection and experience the perfect blend of luxury, comfort, and family-friendly living.

At a glance...- sitting on 1,050 m2 flat block in a quiet street- Four-bedroom, two-bathroom residence with beautiful hardwood floors- Tremendous light-filled open plan living and dining- Well-established, easy maintenance private front and back garden- Front entertainment area and large rear paved entertaining area- Backing nature reserve with unobstructed views of bushland and walking trails- Private location- Modern kitchen with stone bench tops and quality appliances- Large master bedroom with walk-in robe and ensuite- Three spacious bedrooms serviced by main bathroom and separate toilet- Separate study and powder room- Double garage- Smart ducted reverse cycle heating and cooling with 7 zones- Solar system with premium 45c feed-in tariff

Love the Location...- Nature reserve at your back yard- Within 2 minutes' walk to bus stops- Within 8 minutes' walk to Duffy primary school- Within 4 minutes' drive to Weston Creek Shops- Within 9 minutes' drive to Westfield Woden- Within 14 minutes' drive to the Canberra CBD

Property information...Land Size : 1,050 m2 (approx.)Living : 218 m2 (approx.)Garage : 38.2 m2 (approx.)Patio : 52.4 m2 (approx.)Total Built: 308.6 m2 (approx.)Year Built: 2004EER: 4.5Rates: \$806 p.q.(approx.)Land Tax: \$1,378 p.q. (approx.)

Investors only

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