

86 Serpentine Street, Duffy, ACT 2611

Sold House

Tuesday, 15 August 2023



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Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 743 m²

Type: House

\$1,025,000

86 Serpentine Street Duffy is a property with incredible versatility. This four-bedroom, two-bathroom home can be configured as dual occupancy, offering multiple options for the easy care of extended family. This property, which sits on the high side of Serpentine Street facing north-east, could be your upstairs/downstairs/south-wing residence with natural seclusion and space, while being close to the local Duffy shops and schools, and a bus stop nearby. Being the corner block, it has a double garage as well as a double carport. There are polished floorboards throughout, and up a flight of freshly stained/painted timber stairs there is a wide landing for a home office or a relaxing nook, with views across the treetops of Weston Creek and Mt Taylor. There are three bedrooms upstairs with a functional bathroom, including shower over bathtub, toilet and bidet. The master bedroom has built-in wardrobes and a Juliet balcony. The secondary bedrooms, also with built-ins, catch the warming winter sun throughout the day. The house is covered for heating and cooling with evaporative cooling for the summer, and reverse-cycle heating/cooling systems ducted throughout the residence. Downstairs, the double garage with internal access directly into the kitchen/living area allowing weather-proof access from car to cosy during Canberra's diverse weather seasons. The kitchen has a gas stove, electric oven, Miele dishwasher and ample cupboards and storage. The kitchen flows to the main living room with large windows providing natural light. The situation of 86 Serpentine Street provides privacy within a pet-friendly, fully enclosed back yard with access to the house, carport and garage. The gardens back and front are easy-care, thanks to the comprehensive watering system. 86 Serpentine Street has a history of meeting the needs of many families. The south-wing of the house has been utilised as a separate residence and is zoned for that option. This could be your teenagers retreat or provide privacy for parents or family members in close quarters. It has a large open sun-lit living, kitchen room, a bathroom with shower/bath and a separate toilet. There is a functional laundry/storage space, and a good-sized bedroom with built-ins, glass door opening onto the lawn and garden. Minutes to Stromlo Forest Park, Duffy Shops, Coleman Court Shopping Centre, various Schools and 10 Minutes to Westfield Woden. Rental Appraisal: \$780 - \$800 Per Week. Features: * Gas Stove / Electric Oven * Meile Dishwasher * Evaporative Cooling * Ducted gas heating * Reverse Cycle split system * Double Garage (Internal Access) * Double Car Port (Extra High Clearance) * Dual kitchens * Separate flat (1/1/2 car port) * House (3/1/ 2 garage) * Overall 4/2/4 * Irrigation system * Front balconies Specifications: EER: 1.5 Land Value: \$765,000 (2022) Land: 743m² Rates: \$3,303 pa Land tax: \$5,331 pa Living: 171m² (Total) Upper Living: 63m² Lower Living: 108m² Garage: 38m² Car Port: 44m² Construction: 1971 * All specifications are approximate