

**89 Dixon Drive, Duffy, ACT 2611**

**House For Sale**

Friday, 24 May 2024



89 Dixon Drive, Duffy, ACT 2611

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 964 m2**

**Type: House**



Glen Kingston

0262824488

**\$925,000+**

Its north/East-facing orientation not only ensures ample natural light but also warmth during the winter months, which is a significant advantage. The spacious layout and capacity for entertaining are perfect for family gatherings and hosting guests, while the studio adds versatility for various purposes, be it for family members, workspace, or guest accommodation. The property's amenities, including the large double garage, open driveway, and setback from the street, contribute to both practicality and privacy. The extensive yard provides ample space for outdoor activities and children's play. Additional features such as the balcony over the garage, shutters on the outside of the windows enhance energy efficiency, sun block-out, and security, catering to various preferences and needs. Located in Duffy, a sought-after area in Weston Creek, the home offers convenience and desirability. The 964m<sup>2</sup> block presents further opportunities for extensions, adding a second dwelling, landscaping, or even installing a pool, allowing prospective buyers to envision the potential for personalization and enhancement of the property. Overall, this home seems like an enticing opportunity for buyers seeking to upgrade and create a space that reflects their preferences and lifestyle while appreciating the original charm and features of the house.

**FEATURES:** \* 964m<sup>2</sup> Flat block \* Extensive backyard \* Studio with ensuite \* Separate laundry \* Window shutters \* Generous spaces \* Outdoor areas \* Low maintenance

**STATISTICS:** EER: 1.5 Block: 20 Section: 20 Land Size: 964m<sup>2</sup> approx. Living: 142m<sup>2</sup> Garage/workshop: 64m<sup>2</sup> UV: \$713,000 (2023) Rates: \$3,553.00 p/a approx. Land Tax: \$6,216.00 p/a approx. (If rented) Construction: 1970 \* All specifications approx