

# 9 Cordeaux Street, Duffy, ACT 2611

## House For Sale

Friday, 3 May 2024



9 Cordeaux Street, Duffy, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 691 m2

Type: House



Steve Lowe  
0261528374



Mac McLean  
0261528374

## Auction

Distressed sale. Must be sold via auction. Property is being sold 'as is' Features:- Two storey family home with self-contained flat- Large open plan family room plus meals area off the kitchen- Multiple living areas- Sitting area at top of stairs- Built-in robes to bedrooms 1,2 & 3- 2-way bathroom off master bedroom- Main bathroom with bathtub, shower and separate toilet- Ducted gas heating throughout- Split-system AC to living areas and master bedroom- Ceiling fans to three bedrooms- Covered entertaining deck- Private balcony off master bedroom- In-ground swimming pool- Water tank- Colorbond fencing- Single garage- Two carports Close to:- Duffy Local Shops 350m (5 minute walk)- Duffy Primary School 550m (7 minute walk)- Cooleman Court Shopping Centre 2.7km (5 minute drive)- Canberra Hospital 7.7km (14 minute drive) Built: 1971 approx Living :197m<sup>2</sup> Garage: 30m<sup>2</sup> Block: 691m<sup>2</sup> Rates: \$878pq Land Tax (If Tenanted): \$1,534pq\* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.