

**9 Tantangara Street, Duffy, ACT 2611**

LUTON

**Sold House**

Sunday, 13 August 2023

9 Tantangara Street, Duffy, ACT 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 735 m2**

**Type: House**



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## Contact agent

This lovely, contemporary three-bedroom single level home in a family-friendly street, will delight many who will appreciate its sun-filled, inviting interior spaces and multiple outdoor entertaining areas. It also presents a fantastic opportunity to jump onto the property ladder in this premium Weston Creek suburb. With an attractive street frontage and a lush, mature tree that provides shade and privacy in the warmer months, and abundant natural light to filter through in the winter months, this home has instant appeal. The open-plan living areas are the heart of the home and have a lovely outlook to the garden through the large windows, and the dining area seamlessly connects with the north facing entertaining deck to the side of the home, creating a wonderful indoor/outdoor flow. The fully renovated kitchen provides ample bench and storage space, with quality appliances and inclusions such as a gas stove, Miele dishwasher, double thickness stone bench tops and a breakfast bar. There are three bedrooms, with the main bedroom offering a private deck area. The bathroom has been recently renovated and has a separate toilet. Additional features include ducted gas heating, a reverse cycle split system, garden shed storage, a single carport, close proximity to Duffy Primary and Duffy Shops, greenspace and Mt Stromlo. Features: - Quiet, family-friendly street - Fully renovated home - Abundant natural light to the living areas - Impressive kitchen with quality finishes and appliances - Three bedrooms, two with built-in wardrobes - Ducted gas heating and reverse cycle split system - Multiple entertaining decks - Established gardens - Garden shed - Walking distance to schools, shops and greenspace - In close proximity to Mt Stromlo EER: 4.5 Land Size: 735m<sup>2</sup> Living Size: 115m<sup>2</sup> (approx.) Land Rates: \$3,275 p.a (approx.) Land Value: \$778,000 (approx.)