

97 Dixon Drive, Duffy, ACT 2611

House For Sale

Sunday, 10 December 2023

Canberry.

Live Where You Love

97 Dixon Drive, Duffy, ACT 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 798 m2

Type: House



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Auction, Sat 16th Dec at 3:00pm | On site

Seize the opportunity to transform this cherished three bedroom family home, a solid construction that has stood the test of time for 50 years. With a rich history, this property is ready for a new chapter and awaits your creative touch. The functional floor plan has an inviting living room and separate dining, whilst the kitchen and family room/meals over looks the sunny backyard. As the current family grew so did their need for space and in 1989 the approved multipurpose room/self-contained studio was built in the backyard. Whilst also needing some refurbishment, this is the perfect retreat for a growing teenager, a work from home office, or a space for those who love to paint or create. Flow out from the house or studio to a generously sized and secure flat backyard, a place that provides shade and sun for children to play and a space that invites outdoor living. 97 Dixon Drive is a home where love and laughter has echoed for five decades, is brimming with potential and ready for its next chapter. What's on offer.....

- First time offered in 50 years
- Solid brick residence
- North to rear
- Formal living and dining
- Family/meals connects with updated kitchen
- Parquetry and timber floors throughout
- 3 bedrooms, all with built in robes
- Updated bathroom with separate shower, bath and toilet
- Approved multipurpose room that could act as a teenager's retreat, work from home space or art studio
- Spacious secure backyard for children along with entertaining
- Large metal garage
- Additional off-street parking
- Potential to add value through renovations or an extension

Property Facts

- Built: 1972
- Block size: 798m² (approx.)
- EER: 1.0
- UV: \$713,000 (2023)
- Living: 123m² (approx.)
- Garage: 28m² (approx.)
- NBN connection – Fibre to the node
- Hot water: Electric
- Heating/Cooling: Split system inverter and wall furnace
- Rates: \$1,104 per quarter (approx.)
- Land Tax: (if rented) \$2,015 per quarter (approx.)

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.