

# Address available on request, Duffy, ACT 2611



## House For Sale

Sunday, 3 December 2023

Address available on request, Duffy, ACT 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 863 m2

Type: House



Property Now  
1300664773

## Contact Agent

To enquire, please email or call 1300 815 051 and enter code 0594 This custom house combines soaring living areas and kitchen with four large bedrooms. Three with built-ins and the master with walk-in robe and large parents retreat with its own private covered patio. The house was built with pride and steel. Both levels have tiled floors in common areas and carpet in bedrooms. Both levels are also heated with in slab hydronic heating run by a high efficiency condenser boiler. There is three phase power and 15kw solar and two Tesla Powerwalls. So EV ready, credits for electricity and cool all summer and warm all winter. The kitchen has a concealed pantry and is a large hub for the home. Truly a designer effort including commercial grade extraction for those cooking up a storm. Separate large laundry with storage, lots of storage. The garden has been made over to a low maintenance low water Canberra resilient garden. We think it's starting to grow into a great place to be. And the garage fits two cars and has a large workshop at the back with bench and shelves. As for tech, is Ethernet cabled and either nbn or vdsl2 is an option. The patch panel is in a ventilated cabinet and connects 18 outlets thru the house. Foxtel wiring and central alarm also based here. Every external opening has sensors and allows perimeter or whole of house monitoring. All windows are cedar double glazed, all walls insulated as is the roof. It's a great place to call home, it's a great place to be home. By the way, the neighbours are great. We enjoy a community that's friendly, has the occasional street party but respects each others privacy. To enquire, please email or call 1300 815 051 and enter code 0594