

31 Cargelligo Street, Duffy, ACT 2611

home by holly

House For Sale

Saturday, 29 June 2024

31 Cargelligo Street, Duffy, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 716 m2

Type: House

Auction 12:30pm Saturday 13 July

Proudly positioned overlooking Weston creek, Duffy has long been a suburb held in high regard by Canberran's, with prestigious homes, large blocks and bordering Mount Stromlo. For decades the residents of Duffy have lived in some of the most sought after homes in Weston Creek. In 2003 over 200 of the original homes were lost, which would change not only the residents, but the suburban landscape. Over time, Duffy has been renewed, rebuilt, and re-established. The home has the rare combination of an ideal lifestyle and a prime location that many desire but few can find. The heart of the home opens up to the kitchen and sun drenched combined family and dining areas, all opening out onto the deck with sweeping views over Canberra and Black Mountain. A space designed to have you soak in the seasons as they transform in front of you. For those moments when you need a little extra space, the rumpus room is a retreat, perfect for kids to play, a home theatre setup, or another lounge area. The study offers a peaceful corner to focus on work or hobbies, so that every family member has their own special place. You'll find a backyard retreat featuring a cozy spa and fire pit. Tucked away in a serene corner, the spa is surrounded by lush greenery. A few steps away, the warm glow of the stone fire pit beckons. It's an ideal spot for family gatherings, where you can roast marshmallows and share stories under the stars. The two-car garage isn't just for parking; it also has plenty of storage space for tools, sports gear, and family heirlooms. This space ensures that everything from everyday essentials to cherished memories has a dedicated place. One of the key highlights of this home is its proximity to Cooleman Court, a bustling shopping center. Whether you're picking up groceries, enjoying a coffee with friends, or dining out, Cooleman Court offers an array of choices to suit every taste. The home is a place to create cherished memories together. Features: .built in 2006. updated features .skylights .north facing block. ducted reverse cycle air conditioning .double glazed windows. window shutters and blinds. outdoor entertaining area .swim spa. fire pit area. kitchen and meals flow out to the outdoor entertaining area. walk-in pantry .open plan kitchen, meals, and family room. rumpus room. study. master bedroom with walk-in wardrobe and ensuite .three additional bedrooms with built-in wardrobes .large main bathroom. two car garage .storage room in the garage .plenty of off street parking for a caravan, work equipment, boat or trailers .area views to Black Mountain Tower. close to schools and Cooleman Court Shopping Centre .easy access to Stromlo Forest Park, Cotter Reserve, and cycle tracks EER: 4.5 Land size: 716m² Living size: 282m² UV: \$661,000 Rates: \$3,447