

4 Avon Place, Duffy, ACT, 2611

House For Sale

Friday, 9 August 2024

4 Avon Place, Duffy, ACT, 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

Nestled in one of Duffy's best-hidden pockets,

Welcome to 4 Avon Place,

Nestled in a tranquil cul-de-sac, 4 Avon Place offers an exceptional blend of comfort, style, and sustainability. This spacious family home boasts magnificent eastern views and an abundance of room to grow.

Step inside to discover a light-filled lounge and dining area, perfect for entertaining guests or relaxing with family. The kitchen is a good size, ample storage, and a walk-in pantry. A cozy wood-burning fireplace creates a warm ambiance on cooler evenings.

Upstairs, the generously proportioned bedrooms are fitted with built-in robes, while the master suite offers a private ensuite. The entire upper level is adorned with elegant wood-look flooring, creating a cohesive and stylish aesthetic. German PVC Double-glazed, argon-filled windows ensure year-round comfort and energy efficiency.

Outdoor living is a highlight at 4 Avon Place. The expansive deck, complete with a stylish Vogue pergola, overlooks a sparkling saltwater pool and offers panoramic views of Black Mountain Tower, The Parliament House and the surrounding mountains. It's the perfect setting for entertaining or relaxation.

Downstairs, a large double garage with workshop space provides ample storage. Two extra-large multipurpose rooms offer versatility, ideal for a home office, gym, or additional bedrooms to accommodate growing families.

Unparalleled Energy Savings

One of the standout features of this home is its impressive solar system. The 10kW solar panels have generated significant savings for the current owners, who have enjoyed zero electricity bills for the past two years. This remarkable energy efficiency not only benefits the environment but also provides substantial financial rewards.

Key features include:

- New paint, New Carpet

- Four bedrooms, two bathrooms

- Double garage with workshop

- Two extra-large multipurpose rooms

- Saltwater swimming pool with deck and pergola

- Wood-burning fireplace

- Split system air conditioning, evaporative cooling, and ducted gas heating

- 10kW solar panels with proven energy savings (37 Panels)

- Elegant wood-look flooring upstairs

Don't miss this opportunity to secure your dream family home - call Ilia Mangos today to arrange an inspection before it's gone!

Disclaimer

We have used our best endeavours to ensure the accuracy of this information, gathered from sources we deem to be reliable. However, we accept no responsibility or liability in respect of any errors or inaccuracy. Interested parties should rely solely on their own inquiries.