

**48 Cargelligo Street, Duffy, ACT, 2611**



**House For Sale**

Thursday, 22 August 2024

48 Cargelligo Street, Duffy, ACT, 2611

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Michael Pead



Alexander Anlezark  
0261031063

## Versatile Four-Bedroom Family Home with Studio & Pool

This expansive four-bedroom family residence boasts an elevated position in a quiet loop street in the heart of Duffy. Perfectly designed for both relaxing and entertaining, this home features a range of indoor and outdoor spaces that cater to every occasion.

At the heart of the home is the open-plan kitchen, meals, and family room, seamlessly connecting to an expansive undercover outdoor deck and entertaining area that overlooks the sparkling pool and offers distant mountain views.

The upper level offers a formal lounge and dining room plus a luxurious master suite complete with a walk-in robe and ensuite, alongside two additional bedrooms each with built-in robes. On the lower level, you'll find a versatile fourth bedroom with an ensuite, plus a living room and kitchenette with a separate entrance ideal for multi-generational living, a home office, or guest accommodation. The rumpus room opens directly onto a covered outdoor patio, perfect for enjoying views of the pool.

Additional features include an oversized three-car garage with a large storeroom, great-sized laundry, elegant Tassie Oak timber flooring on the upper level, climate control with ducted reverse cycle heating and cooling upstairs, a split system downstairs and an expansive solar system

Conveniently located within walking distance of local shops, schools, and parklands, and with easy access to Mount Stromlo and major arterial roads, this home offers both luxury and practicality in a sought-after location.

This family home offers the new owners the opportunity to move straight in and start enjoying everything the home has to offer.

- \* 4 bed | 3 bath | 3 car
- \* Well-proportioned throughout with high ceilings and multiple indoor and outdoor living and entertaining areas
- \* Large deck with views over Weston Creek perfect for entertaining or peaceful contemplation
- \* Low-maintenance private grounds
- \* Gourmet kitchen with a stone island bench and premium appliances
- \* Swimming pool warmed by a heat pump in paved sun-drenched surrounds
- \* Practical and quality fitted lower-level kitchenette, rumpus w/ separate bedroom or office and kitchen
- \* Effortless in/outdoor transitions, superb alfresco entertaining
- \* Well-sized bedrooms appointed with built-in robes
- \* Upper-level master with walk-in robe and ensuite
- \* Tassie Oak timber flooring on a concrete slab in upper living areas
- \* Ducted heating and cooling throughout
- \* Extensive near new solar panels (27 panels with 2x 6.6kw systems)
- \* Triple car garaging with extensive storage
- \* Walking distance to local school, shops and a park just a few doors down
- \* Quiet street with a lovely community feel
- \* Easy access to public transport and arterial roads

Upper Level: 168.80 sqm

Lower Level: 107.10sqm

Garage: 71.40sqm

Total: 347.30sqm

Rates: \$3,598pa (approx.)

Land Tax (if rented): \$6,312pa (approx.)

UCV: \$697,000 (2023)

EER: 4.0

Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.