

58 Burrinjuck Crescent, Duffy, ACT, 2611



House For Sale

Wednesday, 28 August 2024

58 Burrinjuck Crescent, Duffy, ACT, 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House

FAMILY READY - GENEROUS BLOCK IN GREAT LOCATION!

Discover your family home in this beautifully presented 4-bedroom home plus versatile 5th bedroom/study/guest room, perfectly positioned on a generous block opposite a friendly pre-school, offering a serene park-like outlook. This charming property combines modern comforts with versatile spaces to suit all your lifestyle needs. The fantastic outdoor entertaining area really adds an extra living area with outdoor blinds you can make use of the space in all weather conditions.

Located in the central suburb of Duffy, with Duffy pre-school and primary school opposite, the shopping precincts of Cooleman Court and Woden town centre conveniently close by so you have everything you need at your fingertips. You can also take advantage of the walking tracks of Narrabundah Hill for the outdoors person in the family.

Key Features:

Versatile 5th Bedroom: Enjoy a sunny and adaptable 5th bedroom that can serve as a delightful guest room or an efficient home office

Stay cozy with ducted gas heating, or cool off with ducted evaporative cooling. Additional reverse cycle unit to lounge.

Under floor heating in the main bathroom adds an extra touch of luxury

The kitchen is well equipped and includes a dishwasher, making meal preparation a breeze

Separate lounge and meals area adjacent to the kitchen which features large double-glazed sliding doors that open to an expansive outdoor entertaining area

A fantastic large covered outdoor space with outdoor blinds ensures comfort and usability in all weather conditions

Security screens on all windows and doors provide peace of mind

Double garage plus additional carport offers ample parking

Prime Location: Located close to schools, Cooleman Court Shopping Centre, and Woden Town Centre, with convenient access to walking tracks for your outdoor enjoyment.

Stats:

Block size: 874m² approx.

Internal size: 164.72m² approx.

Garage size: 40.15m² approx.

UV: \$732,000 approx.

Year built: 1972

Rates: \$3,553 per year approx.

Land Tax (if rented): \$6,800 per year approx.

EER: 1

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