

6A Cethana Place, Duffy, ACT, 2611



House For Sale

Thursday, 18 July 2024

6A Cethana Place, Duffy, ACT, 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Sean Rogers

Single-Level Home, Perfection!

Nestled at the end of a cul-de-sac in the serene suburb of Duffy, this much loved single level, separately titled home is perfect for first home buyers, downsizers, or investors.

As you enter, you are welcomed by a large living area ideal for entertaining guests, which seamlessly flows into the spacious open plan living, dining, and kitchen area. The kitchen is fully equipped with an oven, four burner gas cooktop and dishwasher.

The main bedroom is at the front of the house, providing privacy from the other three bedrooms and the main living areas. It boasts a generous walk-in wardrobe and an ensuite bathroom.

The other three bedrooms, each with built-in wardrobes, are at the back of the house. The main bathroom is complete with a shower, bath, vanity, and a separate toilet for added convenience.

A good-sized laundry offers internal access to the double garage.

Outside, you will find a paved area with pergola and a low-maintenance yard, perfect for relaxing and enjoying your weekends.

Do not miss this wonderful opportunity!

Features

- Main bedroom with generous walk-in wardrobe and ensuite
- Three generously sized bedrooms, all with built-in wardrobes
- Kitchen with four burner gas cooktop, oven and dishwasher
- Open plan living and dining
- Separate lounge room
- Main bathroom with shower, bath and vanity
- Separate toilet
- Good size laundry with internal access to the garage
- Double lock up garage with internal access
- Evaporative cooling
- Ducted gas heating
- Paved entertaining area
- Established low maintenance yard
- Blackout blinds
- Separate Title

Self managed Strata - 52% of insurance and water
Separately metered electricity and gas

EER: 4.0

Living: 170.11m² (approx)

Garage: 44.1m² (approx)

Land: 584m² (approx)