

**78 Burrinjuck Crescent, Duffy, ACT, 2611**



**House For Sale**

Friday, 20 September 2024

78 Burrinjuck Crescent, Duffy, ACT, 2611

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## **HUGE 5 bedroom 2 bathroom family home, can easily convert to 4 bed ensuite OR two segregated residences!**

This magnificent contemporary home offers a clean and balanced approach to optimising design and space. I mean, what's not to love about a much-loved family home, maintained immaculately for nearly 30 years with plenty of space that you can move straight into and enjoy, or update later to your needs?

Ideal for a large family with expansive living areas, this property was built in 1972 with flexibility in mind. This 5 bedroom 2 bathroom home only needs a door/wall installed in the hallway (as noted on the floor plan) to create either:

A 4 bedroom home with private parents retreat with ensuite OR A 3 bedroom 1 bathroom home with huge living areas, and a separate 1 bedroom self contained flat with 1 bathroom and separate living when you install a kitchenette as it already has its own separate entry. Flexibility like this is rarely seen!

If you have young kiddies, the low maintenance yard is low effort for you, and you can make the most of huge reserve land adjacent, the school oval or the freshly built playground at the Duffy Shops all just 250m away via underpass. Honestly, you can't ask for much more!

Key figures (approx):

Living: 195sqm Carport 16sqm Workshop/shed: 21sqm Rear pergola: 46sqm Front pergola: 20sqm Block: 778sqm  
Rates: \$3,009pa Land tax (if rented): \$5,434pa Year of construction: 1972 Key features:

Underpass access Duffy Primary School and Shops Expansive living areas Entertain under the rear or front pergolas Separate lounge and family rooms New kitchen appliances New LED lighting and paint in living areas Ducted gas heating 3Kw living room air conditioning positioned to cool up the hallway to all bedrooms Single carport and workshop/storage behind Side access from Somerset street for off street parking and yard access Low maintenance gardens Location according to Google Maps:

Adjacent to reserve land Across the road (underpass access) from Duffy Primary School and Shops 250m to children's playground at Duffy Shops 3km ride/run to Stromlo MTB and running trails 2.1km or 5min drive to St Judes Primary School 5min drive to Coleman Court Shops 6min drive to Stromlo Leisure Centre pool and gym 10min drive to Woden Town Centre 15min drive to Tuggeranong Town Centre 15min drive to City