

138 Burrinjuck Cres, Duffy, ACT, 2611

LUTON

House For Sale

Thursday, 21 November 2024

138 Burrinjuck Cres, Duffy, ACT, 2611

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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A Home Made For Living

Immediately welcoming, 138 Burrinjuck Crescent has been thoughtfully designed to maximise both indoor and outdoor living for the entire family.

Set on a 794m² parcel of land, the home holds an elevated position which provides good privacy and a pleasant outlook from the large windows that are featured throughout. The extended floor plan caters well for everyday living with a lounge and dining area, a spacious family room/study and a large family-sized kitchen with abundant bench and storage space, and even a built-in desk.

Accommodation includes three comfortable bedrooms (two with built-in wardrobes) which are well spread out and each has easy access to the updated bathroom and two toilets.

The mature and attractive gardens provide a great backdrop for the home, with plenty of room for the kids to play plus fantastic entertaining areas with a covered timber deck and a lovely paved area for alfresco dining.

Local schools, shops and parks are within easy walking distance, and Mt Stromlo is only a short bike ride away you can't beat this location!

Features:

- Elevated position
- Good street appeal with a landscaped front yard
- Extended family home with three living zones
- Huge family kitchen
- Three bedrooms, two with built-in wardrobes
- Updated bathroom, two toilets
- Ducted gas heating and reverse cycle split systems
- French doors leading from the dining area out to the backyard
- Covered entertaining deck
- Paved entertaining area
- Plenty of yard space for kids and four legged friends
- Single carport plus additional parking space
- Walking distance to the Duffy Shops and Duffy Primary
- Close to Mt Stromlo and Cooleman Court
- Rental appraisal of \$650 to \$700 per week

EER: 2

Land Size: 794m²

Living Size: 135m² (approx.)

Land Rates: \$3,212 p.a (approx.)

Land Value: \$629,000 (approx.)