

18 Tantangara St, Duffy, ACT, 2611



House For Sale

Wednesday, 6 November 2024

18 Tantangara St, Duffy, ACT, 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Type: House



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Fully renovated with quality inclusions

Welcome to 18 Tantangara - a solar-powered home where luxury and sustainability come together seamlessly. This meticulously renovated home, featuring high-end finishes throughout, promises a refined and energy-efficient lifestyle. With a powerful 13.2 kW 3 phase SolarEdge solar system and Wi-Fi-controlled European appliances, this home offers remarkable comfort with very low electricity costs. The designer kitchen is a chef's dream, featuring a Bosch series 8 downdraft induction cooktop, dishwasher, pyrolytic oven, and 4cm quartz stone benchtops, making it a beautiful and functional centerpiece. With every detail selected for quality and durability, the home offers year-round comfort through a Daikin 7-zone ducted AC system, Italian tiles, porcelain pavers, and Luxfeel Air hybrid waterproof flooring throughout. Practical features like an 8,000-liter water tank with smart irrigation powered by two pumps, Wi-Fi-enabled lighting, and spray foam insulation contribute to both efficiency and comfort. Step outside to beautifully designed gardens with smart-irrigated lawns, a veggie patch, and inviting entertaining areas. There is provision for an outdoor kitchen with water and electricity connections already in place. The home is backing onto reserve land with easy access, almost like an extended backyard, offering lovely views, privacy, . This spacious four-bedroom, three-bathroom home on a serene 940 sqm block adjacent reserve includes a garage, shed, and dual driveway access, offering both ample space and privacy. With only one neighboring property, this is a true sanctuary ready for you to simply move in and experience premium living. Welcome home!

- 4 bedroom 3 bathroom home with highest quality renovation
- Gorgeous location adjacent reserve
- Lovely street appeal
- Next Generation Hybrid waterproof flooring thru entire house (not SPC flooring or laminate - has no silica in it) - Luxfeel Air Australian made.
- Bosch made in Germany series 8 appliances (induction downdraft cooktop, pyrolytic oven, dishwasher, washing machine and heat pump drier (these last two can stay via negotiation with agent) - Most connected via app.
- TOP QUALITY : SolarEdge solar system 13.2Kw system with a 10.6 kw 3 phase inverter with access to smart app - no bills for three quarters- always in credit, and 100 bucks bill for the winter quarter for water, electric and gas combined. 18 cent feed in tariff that the new owner can stay on the same tariff with actew agl, just need to call and transfer to their name.
- TOP QUALITY Daikin 3 phase reverse cycle 18kw cycle air conditioning with 6 zones plus an open zone (7 zones) and 12 outlets. Wifi App controlled (could be in China and controlling the air con and zones open or closed) and wall controller.
- Rinnai tankless instant hot water system 50 litres per minute with 2 controllers in the house.
- Lefton kitchen waterfall sink with 5 tap settings, cup washer, temperature control and indicator, soap dispenser and hands free water release.
- 4cm quartz stone bench top with waterfall on one end. Italian tiles to splash back on both kitchen and laundry.
- Bathrooms have Italian tiles on the feature walls. One bathroom has what is called a wet area (shower into bath)
- New uPVC double glazed low-e windows and door to renovated areas (kitchen, bathroom, laundry and ensuite). The rest of the house is double windowed (original steel windows and inside aluminium windows)
- Two tanks with 8000 litres capacity with two pumps (one is a submersed pump, other is an outside constant pressure pump). Submersive pump does send filtered water to all the toilets and laundry if owners decide so..outside pump used for irrigation controlled by 3 zones, solenoids and accessed by orbit b-Hyve irrigation tech (can be accessed anywhere in the world) or in wall controller.. it has a auto rains to mains switch tap. If there's no water in tanks it switches to town water automatically. Connected to met bureau (BOM) for smart irrigation (it automatically knows when to water or not due to the 3 sensores on each area. 3 zones (lawn, veggie garden and garden beds- capacity to extend to 6 zones)
- Wifi app and in wall controller rgb garden lights with 20 spot lights around the garden. It's setup to turn on at sunset and off at 4am. Can be changed easily thru the app.
- Spray foam underfloor insulation through the entire house done by Alexandre Watson insulation. Also roof insulated by same company.
- Lysalight insulated pergola and deck (20sqm)
- Porcelain 3cm no stain pavers to the downstairs entertaining area. Top quality Clay pavers to the rest of the external area.
- Provisional installation of water and electricity to the corner of the backyard for a future bbq area. Trench was dug parallel to fence sitting at 800mm deep. Just need to be connected to the inside. Both water pipe and electricity for connection are already underneath the house.
- Extra gate access to the other side of the house making it a second drive way. New colour bond fence to the western side of the house with a double gate for your boat or caravan.
- No neighbours to the left of the house facing the reserve and oval making it a corner block backing right into the reserve and the DCG (Duffy cricket ground oval)
- Approximately 940sqm block.
- Brand new 3 phase connection to the house.
- Garage has dozens of PowerPoints
- Extra shed behind the garage with lots of space