






3/12 Duggan Street, Calwell

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Private Single Level Living with an Exceptional Backyard

Tucked away within a quiet leafy complex, this beautifully presented single level townhouse offers privacy, natural light and one of the most impressive backyards you will find in the area. With only one shared wall via the garage and a peaceful garden setting, it is an ideal opportunity for first home buyers, downsizers or investors seeking comfortable, easy-care living.

Inside, the home has been updated with light neutral paintwork and modern finishes, creating a fresh and welcoming feel. The open plan living and dining area provides a flexible space for everyday living, with room to incorporate a study nook for those working from home. Reverse cycle air conditioning ensures comfort throughout the seasons.

The kitchen and dining area enjoy a sunny north facing outlook across the backyard, allowing beautiful natural light to fill the space. Plantation shutters and timber venetians add both style and practicality while complementing the home's neutral décor.

Accommodation includes three well proportioned bedrooms, two with built in wardrobes, with the main bedroom offering convenient access

FOR SALE
By Negotiation

AGENTS

Peta Barrett
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peta.barrett@ljhooker.com.au

AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

through to the bathroom.

A standout feature of the home is the backyard. Larger and more established than most townhouse gardens in the area, it provides a private outdoor retreat surrounded by beautifully manicured gardens. A charming cubby house or garden shed adds both character and functionality, creating a wonderful space for children, gardening enthusiasts or simply relaxing outdoors.

The complex itself is leafy and well maintained, with this home privately positioned within the development. A central park-like grassed common area provides additional space for children to play or for residents to gather with family and friends, while ample visitor parking adds further convenience.

Located close to local shopping, Tuggeranong Town Centre and a selection of public and private schools, the home also enjoys easy access to major arterial roads providing a straightforward connection to north and central Canberra.

Features include:

- Single level three bedroom townhouse in a quiet leafy complex
- Only one shared wall via the garage, enhancing privacy
- Light filled interiors with fresh neutral paintwork throughout
- Plantation shutters and timber venetians
- Sunny north facing outlook from the kitchen and dining area to the backyard
- Open plan living space with flexibility for a study nook
- Reverse cycle air conditioning for year-round comfort
- Three ample bedrooms, two with built in wardrobes
- Main bedroom with convenient access through to the bathroom
- Exceptionally large and private backyard for a townhouse
- Beautifully manicured and established gardens
- Charming cubby house or garden shed
- Single garage plus ample visitor parking within the complex
- Attractive park-like communal grassed area
- Close to local shops, Tuggeranong Town Centre and nearby schools
- Easy access to major arterial roads to north and central Canberra
- Ideal for first home buyers, downsizers or investors

Quick Stats:

Internal living: 100.47 sqm approx.

Block size: 466sqm approx

Rates: \$2,761.03 pa approx.

Body Corp: \$648.59 pq approx.

Land tax (only if rented): \$3,572.75 pa approx.

EER: 3.5 stars



MORE DETAILS

Property ID 36GDGCY
Property Type Townhouse
Land Area 466 m2
EER 3.5

Peta Barrett 0499 044 028

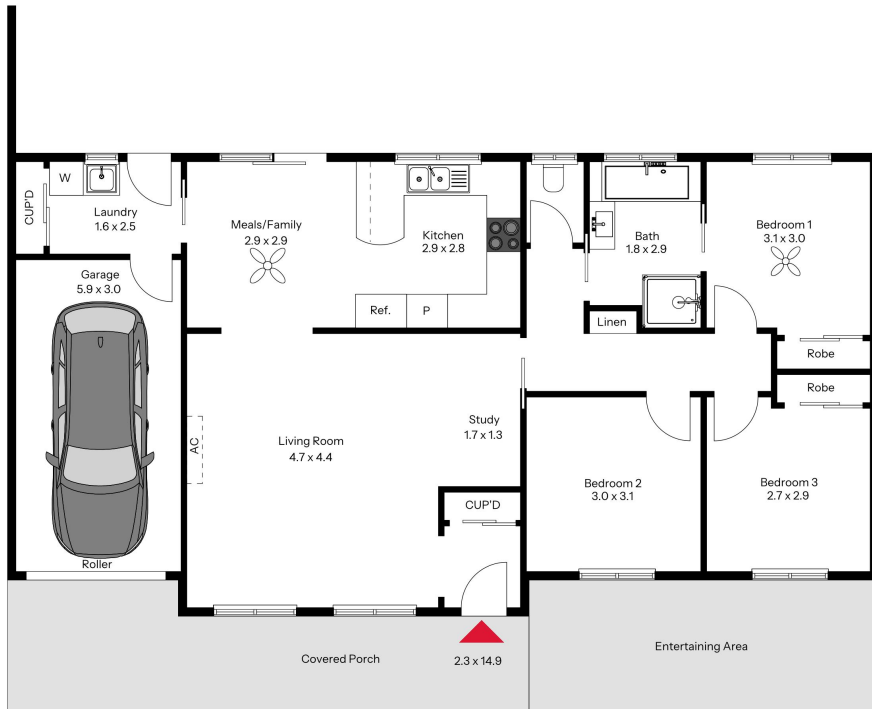
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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