



## Duffy, 11 Eppalock Street SPACIOUS, MODERN AND TRANQUIL

Positioned in the family friendly suburb of Duffy, embracing its natural leafy surrounds, this beautifully designed residence fuses character and charm with striking modern elements. Rebuilt in 2004, carefully designed to cater to all buyers' wants and needs, this home has it all - four separate living and dining areas, a beautifully renovated kitchen and modern interiors plus easy care gardens and outdoor entertaining space with motorised canvas awning.

This home offers a peaceful and private location, tucked in the corner of a quiet loop street siding beautiful green space. Upon entry; the formal lounge at the front of the home is spacious and enjoys beautiful garden vistas through the charming bay window. Thoughtfully designed for modern living, this area is separate yet flows with ease onto the formal dining area, also ideally utilised as a study or sitting room, also anchored by the kitchen for further ease of entertaining. The spacious renovated kitchen and open plan family room is incredibly large in size and sure to impress. Fully equipped for the home

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**For Sale**  
Auction

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[ljhooker.com.au/HPUH5W](http://ljhooker.com.au/HPUH5W)

**Contact**  
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EER ★★★★★

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**



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chef, the kitchen offers stone benches, double drawer dishwasher, integrated microwave, oven and gas cooktop, breakfast bar and an abundance of storage space. The family room offers yet another space for the family to relax and unwind, flowing with ease to the backyard. There is also an additional rumpus room located at the rear with a cosy fireplace.

Four bedrooms are on offer, all with built in robes. The master suite is a true 'parents retreat', located at the front of the home and featuring a walk-in robe, ensuite and beautiful bay window with canvas sunshade. The other bedrooms are located at the rear, serviced by the modern and light filled bathroom, with bath, shower and separate WC.

With great space and endless opportunities, the private backyard offers an array of flat grassed areas, planted florals and established greenery, raised garden beds, and established fruit trees, plus paved entertaining areas with a wonderful vista of the mountain surrounds.

Dedicated to modern practicality, there is a long list of additional features: large double, drive through garage with workshop and storage space, ducted gas heating and evaporative cooling throughout, garden shed, new carpet, 2,500L water tank and solar panels. This superb location is an easy walk to Duffy Primary and local Duffy shops, Duffy dog park plus Cooleman Court only minutes drive away.

- Spacious & modern family home
- Four separate living and dining areas
- 4 spacious bedrooms, 'parents retreat' with walk in robe and ensuite
- Main bathroom with separate bath and shower plus separate WC
- Modern main bathroom and ensuite
- Renovated kitchen with stone island bench, abundant storage, double drawer dishwasher, integrated microwave, oven and gas cooking
- Ducted gas heating and evaporative cooling throughout plus fireplace
- Double garage with workshop and storage space
- New carpet throughout

Land size: 810m<sup>2</sup> (approx.)

Living size: 163m<sup>2</sup> living + 36m<sup>2</sup> garage (approx.)

Land value: \$706,000 (2023) (approx.)

Rates: \$3,537 p.a (approx.)

Land tax: \$6,180 p.a (approx.)

Construction: 2004

EER: 4.5 stars



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## More About this Property

<b>Property ID</b>	HPUH5W
<b>Property Type</b>	House
<b>House Size</b>	199 m <sup>2</sup>
<b>Land Area</b>	810 m <sup>2</sup>
<b>EER</b>	4.5

### Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |  
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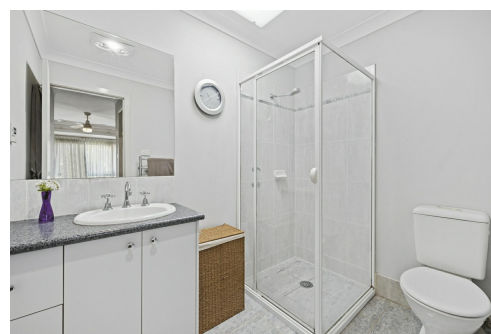
### Emma Robertson 0422415008

Sales Consultant to Jane Macken | emma.robertson@ljhwodenweston.com.au

### LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611

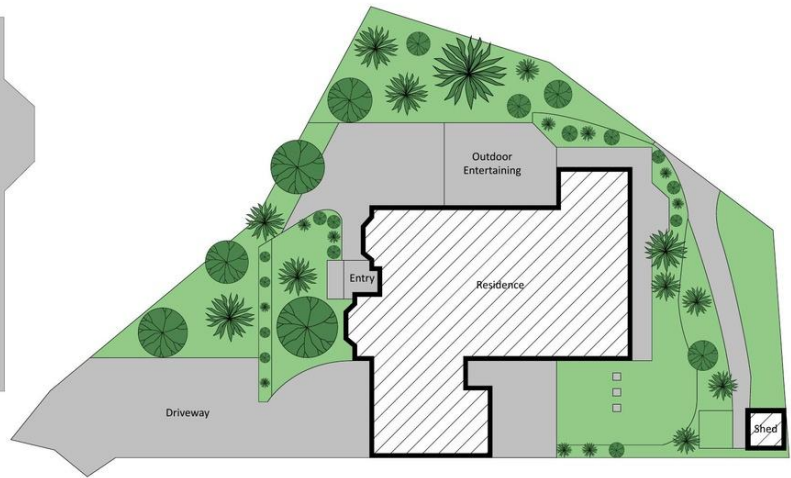
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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