

132 Burrinjuck Crescent, Duffy

PERFECT FAMILY HOME

Perfectly private, loved and nurtured, with a beautiful mix of charming features and modern upgrades, this exquisite residence has been maintained and upgraded with a large focus on outdoor entertaining and the garden of your dreams. Nestled in the highly sought-after suburb of Duffy within walking distance to the local shops and primary school/oval this home has a family friendly floor plan, well-designed and practical.

Privately positioned behind beautiful front gardens, the home takes advantage of its corner position, allowing for a rarely found yet highly desired front garden, with spacious lawns and established greenery surrounding. There is a drive-through driveway with dual access, ideal for additional off-street parking and convenience. Stepping inside, the spacious formal living and dining areas allow for easy entertaining, saturated in north-westerly light. These spaces flow with ease through to the family room and kitchen, though able to be closed off for separation when desired. Boasting plenty of bench space for all your culinary skills, the kitchen has been renovated to include electric cooktop, oven and integrated microwave, dishwasher plus plenty of storage space including custom roll out pantry. This delightfully open plan space flows connects to the family room, another space for relaxing or casual dining.

4 1 1

FOR SALE

\$990,000 +

AGENTS

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Interested parties must rely solely on their own enquiries.



Spilling out to the outdoor entertainment area for larger family gatherings, the rear deck is spacious, covered by a large pergola, perfect to enjoy the shade in summer and light and bright in winter. Embracing the shape of the block, large flat grassed areas surround the deck, framed by easy care established greenery, giving a beautiful backdrop and ultimate privacy, plus paved areas and raised veggie patches. Picture birthdays, holidays, summers or any type of celebration, this peaceful and spacious backyard offers many places to create memories that will last.

The flexibility of four spacious bedrooms to hold all things dear to family members. Three bedrooms are positioned together, all including built in robes, the master especially spacious and including its own reverse cycle heating and cooling unit. The fourth bedroom is located off the living area at the front of the home, sliding doors opening up to both the living and exterior, offering perfect flexibility to act as a study, home business or guest accommodation/rumpus room. The bathroom has been updated including floor to ceiling tiles, walk in shower, separate spa bath and WC. Suiting a large family perfectly, the laundry is adjacent, featuring storage, outdoor access and a separate WC. Additional improvements include solar panels, double glazed sliding doors, ducted gas heating, security shutters for security and climate control, electric hot water, plus oversized single garage with built in workshop and storage space.

Privately and conveniently positioned, a short stroll away from Duffy Shops, Primary School and oval, also located on the R7 bus route with a bus stop nearby. . If you are looking for a home to add special memories to your family album, then 132 Burrinjuck Crescent Duffy will not disappoint.

- Flat 957m2 corner block with spacious front lawn
- Well maintained, updated and move in ready
- Four bedrooms, all with built in robes/storage
- Fourth bedroom with flexibility as a study/home office/guest accommodation/rumpus
- Three separate living/dining areas
- Updated kitchen with electric cooking, oven and integrated microwave, dishwasher and plenty of storage including roll out pantry
- Updated bathroom with walk in shower, separate spa bath and WC
- Spacious rear deck with pergola
- Grassed areas, established gardens and veggie patch
- Large separate laundry with additional WC
- Oversized single garage with workshop and storage space
- Ducted gas heating throughout + two reverse cycle heating and cooling units
- Solar panels
- Walking distance to Duffy Primary & oval
- Close to Cooleman Court precinct with easy access to Woden Town Centre and the City
- Located on the R7 bus route close to a bus stop
- Shutters on windows for security and for climate control

Land size: 957m2 (approx.)
Living size: 145m2 living + 27m2 garage (approx.)
Land Value: \$638,000 (2025)
Rates: \$3,982 p.a (approx.)
Land tax: \$7,804 p.a (approx.)
Construction: 1972
EER: 1 star

EER 

MORE DETAILS

Property ID	JR4H5W
Property Type	House
Land Area	957 m2
EER	1
Including	Toilets (2)

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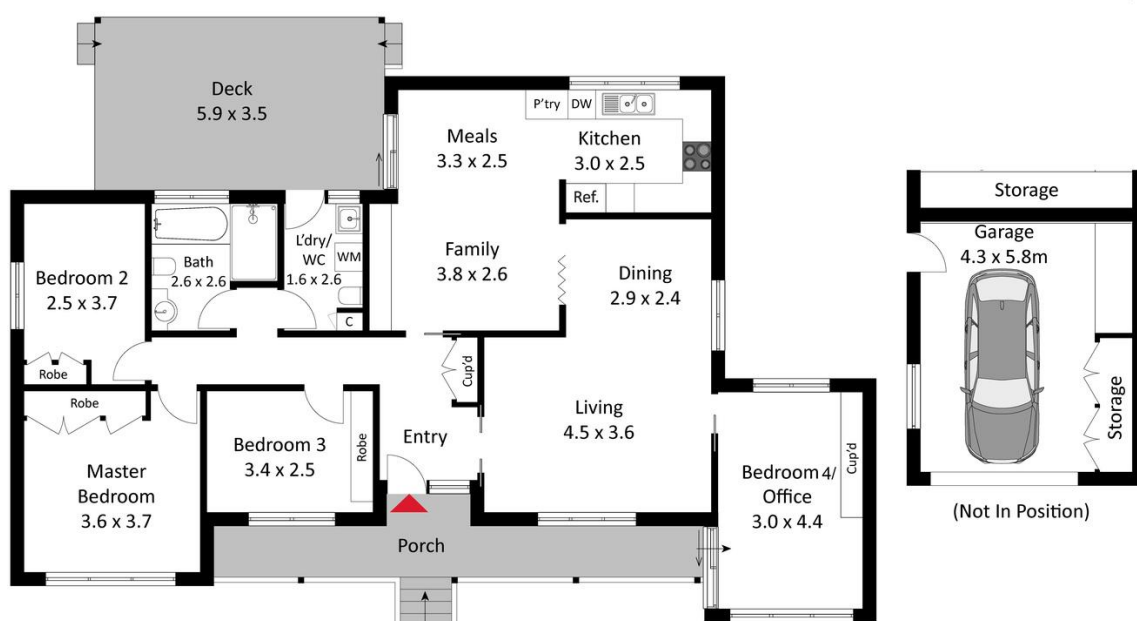
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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