

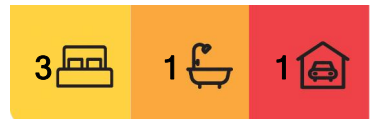


Duffy, 17 Paloona Place

BRIGHT, LIGHT AND MODERN WITH NOTHING LEFT TO DO

If modern design, light and single-level living is a must for you then this is a home that is sure to impress. Meticulously renovated with quality fixtures and calming tones, every inch of this home has been crafted to ensure warmth, comfort, luxury and easy entertaining with nothing left to do but move in and enjoy.

Set in a quiet cul-de-sac, a circular driveway, landscaped front gardens and modern rendering perfectly introduce the luxury on offer inside. The floorplan has been crafted to embrace open plan living and dining, generously providing for relaxing and entertaining. The natural light will become immediately apparent, complimented by skylights, fresh bright paint and floating floors stretching throughout. Centrally located, the kitchen boasts an impressive footprint and modern design elements that shine in timeless style, with stone benchtops, island bench, fantastic storage, induction cooktop, plumbed in fridge and dishwasher, all with easy access to the dining zone and rear covered entertaining deck



For Sale
\$939,000+

View
ljhooker.com.au/HTBH5W

Contact
Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Joel Gould
(02) 6288 8888
joel.gould@ljhwodenweston.com.au

EER ★★★★★

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(02) 6288 8888



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plus a window overlooking the backyard.

Three bedrooms are on offer, two with built in robes, the main especially spacious, serviced by the beautifully renovated bathroom with double shower, floor to ceiling tiles amongst quality and stylish fixtures. Outdoors, you will be impressed by the large, covered entertaining deck, surrounded by flat lawns and easy care, established gardens. The fence is framed by established greenery, offering privacy and an elegant outlook.

Further quality renovations include all new triple glazed European windows, honeycomb blinds and additional insulation. Year-round comfort is found with ducted reverse cycle throughout, plus split system unit to the living area. The large separate laundry has been renovated to the same taste and has direct access outdoors for ease. There is also a double garage plus storage shed.

Enjoy the peacefulness of this ideal location, walking distance to Duffy Shops and Duffy Primary School, close to Cooleman Court and the nature offerings of Weston Creek, plus a short drive to Woden Plaza or access to the Tuggeranong Parkway, this home is truly everything todays family needs and desires.

Features:

- Extensively renovated and move in ready
- New triple glazed European windows, honeycomb blinds, skylights, insulation and ducted heating and cooling plus split system unit
- Renovated kitchen with stone benchtops, island bench, fantastic storage, induction cooking and dishwasher
- Renovated bathroom with double shower, floor to ceiling tiles amongst stylish fixtures and fittings
- Three bedrooms, two with built in robes
- Spacious covered entertainers deck
- Carport with additional storage shed
- Renovated separate laundry

Block size: 807m² (approx.)

Living size: 103m² living + 19m² garage (approx.)

Land Value: \$767,000 (2023)

Rates: \$3,782 p.a (approx.)

Land tax: \$6,706 p.a (approx.)

Construction: Ex-Gov Residence circa 1970s (approx.)

EER: 3 stars



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More About this Property

Property ID	HTBH5W
Property Type	House
House Size	121 m2
Land Area	807 m2
EER	3

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

Joel Gould (02) 6288 8888

Executive Assistant to Jane Macken | joel.gould@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

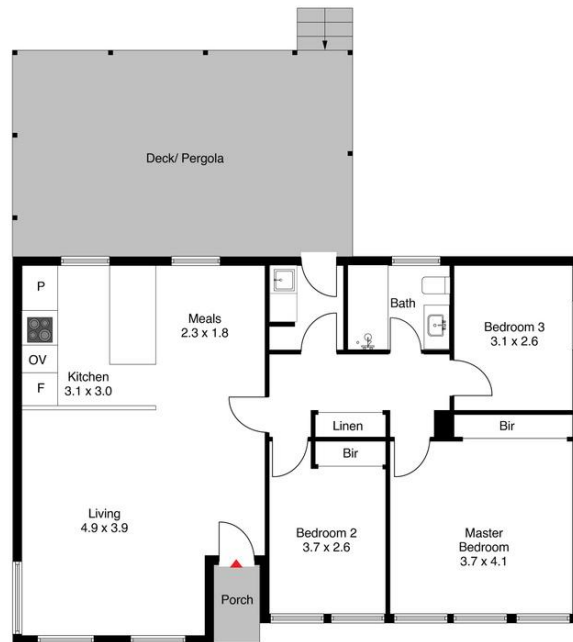
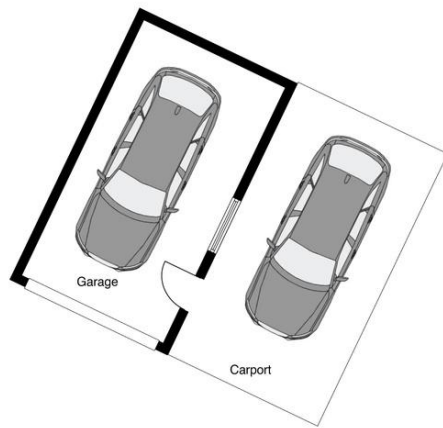
23 Brierly Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au



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The site plan and area 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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