



30 Burrinjuck Crescent, Duffy

A Fantastic Opportunity in Family-Friendly Duffy

Positioned in a quiet, family-friendly pocket of Duffy, this well-maintained three-bedroom home offers comfortable living, generous outdoor space and the opportunity to make it your own. Retaining its classic charm, the home has been lovingly cared for and provides the perfect foundation for families, first-home buyers or those looking to add value over time.

Inside, you'll find a practical floorplan with three carpeted bedrooms, two featuring built-in robes, while the third bedroom is ideally suited as a study, home office or guest bedroom. Ducted heating ensures year-round comfort, and the functional kitchen includes an electric cooktop, gas hot water and provision for a dishwasher, offering everything you need for everyday family living.

Step outside to discover a spacious backyard, fully enclosed with low-maintenance Colorbond fencing, creating a secure and private space for children and pets to enjoy. The covered and paved alfresco area provides the perfect setting for year-round entertaining. Beautifully maintained front and rear gardens, established lawn areas and clotheslines further enhance the home's practicality, making it an ideal choice for growing families who value both indoor comfort and

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AUCTION

Sat 15th Aug @ 1:00PM

VIEW

Tue 28th Jul @ 5:00PM - 5:30PM

AGENTS

Samuel Thompson
0412 300 774
samuel.thompson@ljhmanuka.com.au

AGENCY

LJ Hooker Manuka
(02) 6239 5551

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

outdoor space.

Parking is exceptionally well catered for with a double garage, additional carport and ample off-street parking, providing plenty of room for multiple vehicles, trailers or recreational equipment.

Located in a welcoming neighbourhood surrounded by parks, quality schools and everyday amenities, this is a fantastic opportunity to secure a quality family home in one of Weston Creek's most established communities. Whether you're looking to move straight in or modernise over time, this much-loved home offers the space, flexibility and potential to create something truly special.

Features:

- Three-bedroom family home
- Quiet, family-friendly neighbourhood
- Classic, well-maintained home with scope to renovate and add value
- Ducted heating throughout
- Electric cooktop
- Gas hot water system
- Functional kitchen with space for a dishwasher
- Built-in robes to two bedrooms
- Third bedroom ideal as a guest room, study or home office
- Covered and paved alfresco entertaining area
- Spacious, fully enclosed backyard
- Well-maintained front and rear gardens
- Clothesline in backyard
- Double garage plus additional carport

Location Highlights:

- Peacefully positioned in a quiet, family-friendly street
- Moments from Duffy Primary School
- Close to St Jude's Primary School and Stromlo High School
- Minutes to local shops, cafés and everyday conveniences at Duffy Shops
- Short drive to Cooleman Court Shopping Centre
- Surrounded by parks, playgrounds and walking trails
- Easy access to Mount Stromlo Forest Park for cycling, walking and outdoor recreation
- Close to public transport links
- Approximately 15 minutes to Canberra City
- Convenient access to major arterial roads connecting to Woden, Tuggeranong and the City

Key Figures: (approximations)

EER: 1.5

Rates: \$912pq (approx.)

Land Tax (for investors): \$1,750pq

Internal Living: 98sqm

Garage/Carport: 83sqm

Block Size: 780sqm

UV: \$567,000 (2026)

Year Built: 1972

Rental Appraisal: \$670 - \$720pw

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



MORE DETAILS

Property ID	1UUHFMF
Property Type	House
House Size	98 m2
Land Area	780 m2
EER	1.5
Including	Ducted Heating Built-in-Robes

Samuel Thompson 0412 300 774

Property Consultant | samuel.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551

20 Bougainville Street, MANUKA ACT 2603

manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



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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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