



# Duffy, 37 Jemalong Street

A PLACE TO CALL HOME

14th December 2024 Open Home CANCELLED | Please Contact Jane or Emma

Privately tucked away behind established gardens, this property offers a peaceful lifestyle opportunity for the lucky new owner. Positioned in the wonderful suburb of Duffy, this much loved, single level, 4-bedroom home ticks all the right boxes for family living.

Surrounded by lush gardens is the welcoming pathway which leads you to the inviting entrance of the home. Upon arrival you will be greeted by the entry foyer which opens onto the large living and dining, surprisingly spacious. At the hub of the home is the well-maintained kitchen offering a functional layout with meals area adjacent.

Accommodation is provided by 4 generous bedrooms, two with built in robes, the master especially spacious. These bedrooms are serviced by the main bathroom featuring bath, shower and separate WC.



**Disclaimer:** 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.

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**For Sale**  
\$875,000 +

**View**  
[ljhooker.com.au/HM3H5W](https://ljhooker.com.au/HM3H5W)

**Contact**  
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EER ★★★★★

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

Outdoors is a garden oasis, the covered entertaining area embracing a northerly aspect, surrounded by established, beautifully maintained gardens including astounding rose bushes. This fully fenced private property has been loved for many years, it is immaculately presented and perfect as is, or is also ideal opportunity for a change to create your dream home in the sought-after suburb of Duffy.

Completing the picture, the property offers ducted gas heating, a reverse cycle heating and cooling unit, shed with power, lots of storage and double carport to name a few.

Located within walking distance to Duffy Shops, Pre and Primary Schools, 2 minutes' walk to the closest bus stop, plus close proximity to Cooleman Court and a short drive to Woden Town Centre. This beautiful home is ideal for any family looking to secure a great home in the desirable suburb of Duffy.

Features;

- Single level home on flat 726m2 block
- Quiet street
- Large formal living area plus meals area adjacent to kitchen
- Large kitchen with ample bench and storage space plus dishwasher
- Four generous bedrooms two with built in robes
- Ducted gas heating and reverse cycle heating and cooling unit
- Covered entertaining area
- Beautifully manicured grass areas and delightful garden surrounds
- Undercover entertaining area
- Double carport
- Shed with power
- Within walking distance to Duffy Shops, Pre and Primary Schools, 2 minutes' walk to the closest bus stop, plus close proximity to Cooleman Court and a short drive to Woden Town Centre.

Land size: 726m2 (approx.)

Living size: 153m2 (approx.)

Land value: \$699,000 (2023) (approx.)

Rates: \$3,608 p.a (approx.)

Land tax: \$6,332 p.a (approx.)

Construction: 1972

EER: 1 star



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## More About this Property

Property ID	HM3H5W
Property Type	House
House Size	169 m2
Land Area	726 m2
EER	1

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### Emma Irwin 0422415008

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

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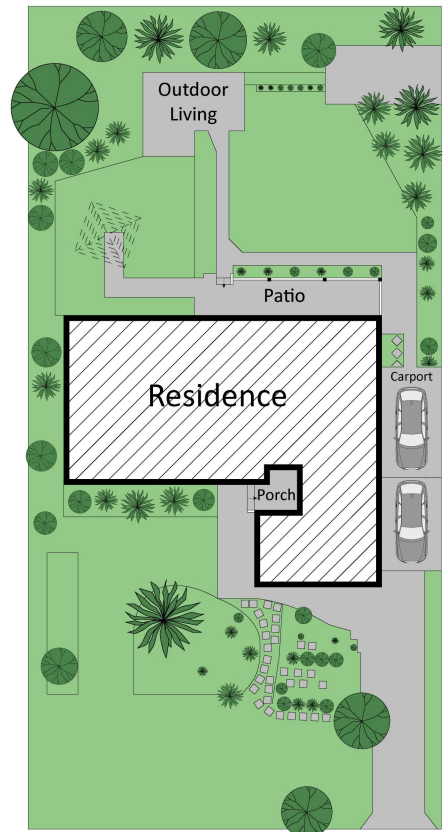
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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