



## Duffy, 37 Tullaroop Street

### MODERN FAMILY PERFECTION

Superior in its design and presentation, this remarkable residence is a true family entertainer, with quality, comfort and charm leading to a long-lasting impression. Versatility amongst four separate living areas, deluxe outdoor entertaining, incredible car accommodation and storage are all impeccably provided within this opulent home nestled in a quiet, esteemed family friendly street in leafy Duffy.

Commanding an impressive street appeal, the size and elegance of this deluxe family home are immediately apparent. Set behind established and easy care front gardens, you are welcomed into the home, beautiful bay settings and large windows a feature of the multiple living areas throughout. The formal living area at the front of the home offers a delightful place to entertain guests, flowing with ease through to the dining area, spacious enough to host the whole family. The kitchen sits in the centre of the large, open plan dining and family room, offering wonderful flexibility and options for entertaining or relaxation, ideal for any family to utilise as they desire. The kitchen is well equipped and

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2

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#### For Sale

\$1,579,000 +

#### View

[ljhooker.com.au/HY8H5W](http://ljhooker.com.au/HY8H5W)

#### Contact

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EER ★★★★★

**LJ Hooker Woden | Weston**  
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holds a generous footprint, featuring ample bench and storage space, walk in pantry, gas cooking, canopy rangehood and dishwasher, all overlooking the rear deck and backyard. Glass doors provide seamless flow to the outdoors, an extension of the internal living and entertaining options where premium outdoor living has truly been perfected. The spacious deck and pergola provide plenty of room for year-round BBQs or celebrations, surrounded by the easy-care backyard, flat grassed areas surrounded by beautiful hedges, and greenery plus easy access to both garages and the delightful childrens cubby house. The flat, spacious block is fully fenced and ideal for children and pets to safely play, overlooked by the deck and indoors.

The family friendly floorplan offers the option for 5 bedrooms. Bedroom 5 offers the flexibility of a study, with built in cabinetry, or perfect guest accommodation, with a powder room on the lower level to accommodate. The remaining bedrooms are located upstairs so that parents can easily watch over the children. The main bedroom is befitting of a home of this calibre, spacious enough to offer seating room, featuring large walk-in robe, ensuite and ceiling fan. The three additional bedrooms on this level all offer built in robes, one with ceiling fan and are serviced by the main bathroom, featuring deluxe corner spa bath, shower and separate WC for convenience.

An incredible array of additional features add to the distinction of the home, including large double garage with internal access, rear roller door access leading you to the second separate automated double garage, giving the option of additional storage so desired and so necessary for the modern family. There is also ducted gas heating and evaporative cooling throughout, 2x garden sheds and spacious separate laundry.

Built with the utmost quality in every facet, the location delivers a lifestyle that is second to none within one of Weston Creek's highly desired suburbs, it offers close proximity to Duffy Shops, Duffy Primary School, Cooleman Court, Stromlo Forest Park local schools and a short drive to Woden Town Centre.

This could be your dream family retreat.

- Spacious, well maintained and move in ready family home
- Four separate living areas
- Exceptional car accommodation/storage with two double auto garages, one with internal access
- Spacious kitchen with ample bench and storage space, walk in pantry, gas cooking, canopy rangehood and dishwasher
- Incredible outdoor entertaining with spacious rear deck and pergola, flat grassed areas, childrens cubby house, 2x garden sheds and meticulous yet easy care gardens
- 4 bedrooms located upstairs, 3 with built in robes, spacious master bedroom offering walk in robe and ensuite plus ceiling fan
- Main bathroom upstairs featuring corner spa bath and separate WC
- Guest bedroom/study located downstairs along with powder room
- Ducted gas heating and evaporative cooling throughout
- Under stair storage

Land size: 874m2 (approx.)

Living size: 230m2 living + 75m2 total garaging (approx.)

UV: \$772,000 (2024)



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Rates: \$4,596.03 p.a (approx.)  
Land tax: \$9,384.80 p.a (approx.)  
Construction: 2005  
EER: 3.0 stars

## More About this Property

<b>Property ID</b>	HY8H5W
<b>Property Type</b>	House
<b>House Size</b>	305 m2
<b>Land Area</b>	874 m2
<b>EER</b>	3

### Jane Macken 0408 662 119

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