

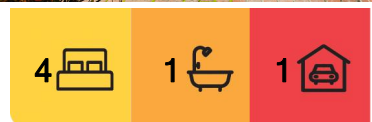


Duffy, 38 Kallara Close

PERFECT FAMILY HOME WITH ROOM FOR EVERYONE

Exceptionally presented, with a beautiful mix of charming features and modern upgrades, this exquisite residence is a true family entertainer, whilst the highest of style and comfort is ever present. Oversized rooms, deluxe outdoor living, multiple living spaces and established gardens are sure to impress and tick every box for the modern family.

Set back from the road behind established gardens, 38 Kallara Close Duffy is full of surprises. A unique yet functional floorplan focused around spacious living and entertaining, this home offers a sunken family room, large separate formal living area, plus open plan dining area focused around the designer kitchen. A harmonious combination of modern and classic features, the kitchen holds a delightfully large footprint and is well equipped with Caesarstone benchtops, American oak cabinetry, double oven and gas cooktop, integrated dishwasher and incredible storage. This area embraces a northerly aspect, cork flooring and large bay windows further brighten the space, plus you have



For Sale
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EER ★★★★★

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direct flow out to the outdoor entertaining and backyard.

Four bedrooms are on offer, all incredibly spacious. Bedroom one features its own reverse cycle heating and cooling unit plus three of the four bedrooms with built in robes. The main bathroom is ideally positioned to cater to the bedrooms, beautifully maintained and updated to offer a full sized bath, separate shower, large vanity and WC.

Outdoors is your own private oasis. A spacious entertainers deck wraps around the rear of the home, established gardens and neighbouring trees giving a beautiful green and private outlook, with the provision of a shade sail allowing for entertaining in every season. Flat grassed areas surround the home, perfect for children or pets, surrounding greenery carefully reticulated to provide for 'garden rooms' and segregated spaces to explore and enjoy.

Additional benefits of the home include 6 star ducted gas heating with 3 zones, three reverse cycle heating and cooling units plus multiple ceiling fans, a large separate laundry with additional powder room, 5kw solar system with feed in tariff, spacious carport with internal access and large garden shed. If you are looking for a home to add special memories to your family album, then 38 Kallara Close Duffy will not disappoint. The ideal location ensures that children don't need to cross any main roads to reach the coveted Duffy Primary School, a playground across the road, plus Cooleman Court, Woden Town Centre and the CBD within easy distances. This, is a home to love.

-Flat 767m2 block

-Four oversized bedrooms, three with built in robes

-Three separate living/dining areas

-Updated kitchen with Caesarstone benchtops, American oak cabinetry, double oven, gas cooktop, integrated dishwasher and incredible storage

-Updated bathroom with separate bath, shower and WC

-Spacious rear deck with shade sail

-Grassed areas, established gardens

-Large separate laundry with powder room

-Oversized single carport with internal access

-6 star, 3 zoned ducted gas heating, 3x reverse cycle heating and cooling units plus ceiling fans

-5kw solar system with feed-in tariff

-Walking distance to Duffy Primary school without crossing major roads

-Close to Cooleman Court precinct with easy access to Woden Town Centre and the City

-Childrens playground across the road

Land size: 767m2 (approx.)

Living size: 168m2 living + 24m2 carport (approx.)

UV: \$611,000 (2023) (approx.)

Rates: \$3,242 p.a (approx.)

Land tax: \$5,548 p.a (approx.) (only if rented)

Construction: Extended Ex-Government residence circa 1970s

EER: 1 star



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More About this Property

Property ID	HJSH5W
Property Type	House
House Size	192 m ²
Land Area	767 m ²
EER	1

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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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