



6 Rocklands Street, Duffy

3 1 2

A Big Backyard and an Even Bigger Future

From the moment you step inside, this home feels like the kind of place where stories unfold. Where dogs race across the backyard, where little feet patter down the hallway in the early morning, and where daily life feels effortless. 6 Rocklands Street, Duffy is a place to call home, and it is now beckoning for its next young family to love.

The home is picturesque from the street, framed by a generous lawn and a quaint front porch that creates an inviting first impression. Inside, the open plan living and dining area is bathed in natural light, courtesy of the large front windows, while the kitchen takes centre stage. Designed for both practicality and connection, it features a substantial island bench that doubles as a breakfast bar, the perfect spot for Sunday morning pancakes. Overlooking the backyard, it allows you to prepare weeknight meals while keeping an eye on kids or pets as they play outdoors.

Each of the three bedrooms includes built in robes, and large windows in every room continue the sense of light and airiness throughout. Ceiling fans in all bedrooms and a reverse cycle unit in the main living area provide year round comfort. The bathroom has been tastefully updated, and a separate laundry with external access adds everyday

AUCTION

Sat 14th Mar @ 10:00AM

VIEW

Sat 21st Feb @ 9:30AM - 10:00AM

AGENTS

Stephen Bunday
0416 014 431
stephen.bunday@ljhdickson.com.au

AGENCY

LJ Hooker Dickson
(02) 6257 2111

practicality.

Out the back, a spacious covered deck extends your living space and offers the perfect setting for alfresco dinners, weekend barbecues, or quiet morning coffees. It flows seamlessly to the large, grassed yard, the ideal spot for backyard cricket matches, or simply stretching out on a picnic rug on warm afternoons. A double lock up garage offers secure parking and extra storage for bikes and gear.

Set in a family friendly pocket of Duffy, the location adds even more appeal. With local playgrounds, parkland and Duffy Primary School close by, and easy access to Cooleman Court, everything you need is within minutes. It's a neighbourhood where kids ride to school together, neighbours stop for a chat, and weekends are spent outdoors exploring all the area has to offer.

Warm, practical and full of possibility, this is the kind of home where your family will grow, and where memories are made.

At a glance:

- Picturesque street presence with front lawn and quaint porch
- Light-filled open-plan living and dining area
- Kitchen features stone benchtops, Miele appliances and generous island bench/breakfast bar
- Modern bathroom
- Built-in-robes and ceiling fans in all bedrooms
- Reverse-cycle air-conditioning
- Separate laundry with external access
- Spacious, covered rear deck extends to lawned backyard
- Double lock-up garage
- Close proximity to parkland, playgrounds and Stromlo Forrest Park
- Within a 5-minute drive to Cooleman Court Shopping Centre
- Within a 10-minute drive to Westfield Woden



MORE DETAILS

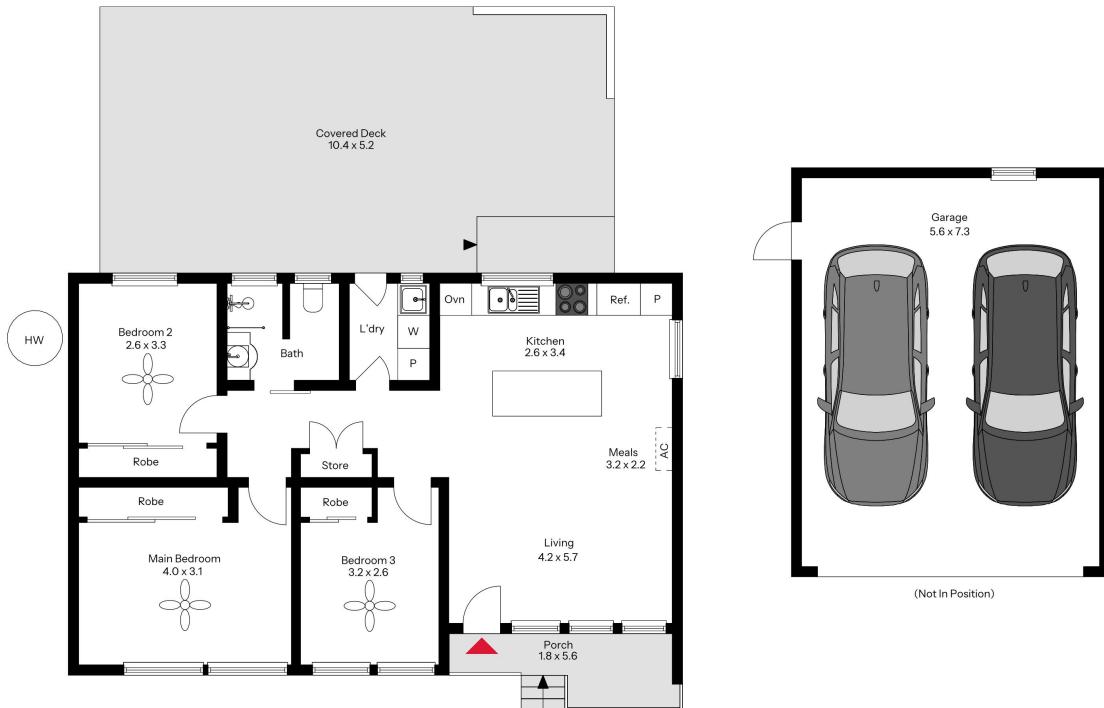
Property ID	1HKN3HF92
Property Type	House
House Size	104 m ²
Land Area	694 m ²
EER	1.5

Stephen Bunday 0416 014 431

Licensed Agent & Auctioneer ACT/NSW |
stephen.bunday@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111

36 Woolley Street, DICKSON ACT 2602
dickson.ljhooker.com.au | info@ljhdickson.com.au



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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 **LJ Hooker**