



65 Dixon Drive, Duffy


Family Living with Endless Potential

Positioned in the heart of one of Weston Creek's most tightly held suburbs, this four bedroom home presents an outstanding opportunity for families, first home buyers and renovators seeking space, convenience and future potential.

Set on a substantial 832sqm parcel of land set immediately next to parkland, the home offers a practical single level layout with multiple living zones, four well-proportioned bedrooms and a seamless connection between indoor and outdoor living. Whether you are looking to move straight in, update over time or create your dream family home, the foundations are already here.

The living and dining areas are positioned at the heart of the home, creating a welcoming space for everyday living and entertaining. The functional kitchen with updated cabinetry enjoys excellent separation while remaining connected to family life, offering ample scope for modernisation and personalisation.

Accommodation includes four bedrooms, all thoughtfully positioned away from the main living areas. The central bathroom services the home with ease, while the separate toilet and dedicated laundry add

4  1  2 

FOR SALE

Auction

VIEW

Sat 6th Jun @ 11:30AM - 12:00PM

AGENTS

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AGENCY

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 **LJ Hooker**

practicality for busy households.

Outside, the expansive block provides plenty of room for children and pets to play, with mature, established and landscaped gardens with an incredibly lush lawn, with a low maintenance front yard. You can either move in and continue to maintain what is already here, or plan your future renovations or extensions (STCA) as you see fit.

Located moments from local schools, parkland, walking trails and the vibrant Cooleman Court precinct, this is a home that combines lifestyle, location and long-term value in equal measure. A fantastic opportunity to secure a family home on a large block in sought-after Duffy.

Features:

- Freshly painted four bedroom family home
- Functional single level design
- Open plan living and dining areas
- Generous kitchen with excellent storage potential
- Central main bathroom with separate toilet
- Dedicated laundry
- Covered front porch
- Large 832sqm block
- Scope to renovate, extend or personalise
- Convenient location close to schools, shops and parkland
- Easy access to Woden Town Centre and Canberra City

Figures:

Block size: 832m²

Living area: 125m² (approx.)

EER: 1

Rates: \$3,798 percent p.a. approx.

Land Tax (if applicable): \$7,328 p.a. approx.

MORE DETAILS

Property ID	JXZH5W
Property Type	House
Land Area	832 m ²
EER	1

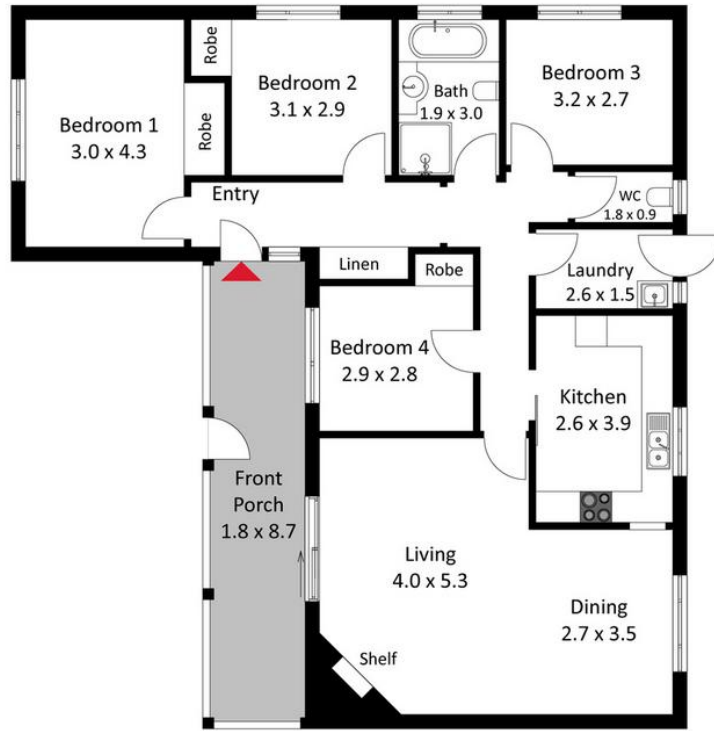
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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