






7 Burdekin Street, Duffy

WELCOMING FAMILY HOME WITH SPACE, COMFORT & FUTURE POTENTIAL

Tucked away in a quiet loop street within the family-friendly suburb of Duffy, this beautifully maintained four-bedroom home offers immediate comfort with exciting scope to personalise over time. Thoughtfully cared for and move in ready as-is, it presents a wonderful opportunity for families seeking space, functionality and a relaxed lifestyle in a peaceful setting.

From the outset, the home makes a lasting impression with its expansive, level front lawn - a highly desirable and increasingly rare feature in established suburbs, creating a warm and inviting street presence. A charming front porch provides the perfect welcome, setting the tone for the comfort within.

Inside, a spacious living area enjoys a lovely green outlook, flowing through to a dedicated dining space that connects seamlessly with the kitchen. Well maintained and practical, the kitchen offers ample bench space, generous storage, gas cooking, dishwasher and a pleasant outlook over the backyard - ideal for keeping an eye on children at play. A large separate laundry sits adjacent, complete with

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AUCTION

Sat 9th May @ 1:30PM

VIEW

Sat 18th Apr @ 9:00AM - 9:30AM

AGENTS

Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
0422415008
emma.irwin@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

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 **LJ Hooker**

external access for everyday ease.

Accommodation includes four well-proportioned bedrooms, thoughtfully positioned throughout the home. The main bedroom features double robes, while the fourth bedroom is privately set at the front - perfect as a guest room, home office or flexible family space. The bathroom is well positioned to cater to the family and guests, featuring a full sized bath, shower and separate WC for convenience. The backyard has been designed with families in mind, offering a private and low-maintenance outdoor haven. Flat grassed areas provide room for children and pets, while paved entertaining zones and established greenery create an inviting setting for gatherings or quiet relaxation.

Year-round comfort is assured with ducted gas heating and evaporative cooling, while additional features include two linen cupboards for internal storage and a double metal garage with remote access and extra space for tools or hobbies.

Set within a welcoming community, Duffy is known for its leafy streets, parks and family-oriented lifestyle. With Duffy Primary School nearby, an abundance of green spaces and the convenience of Cooleman Court just moments away, this is a location perfectly suited to growing families.

- Well maintained four-bedroom family home in quiet loop street
- Expansive, level front lawn - a rare and highly desirable feature
- Spacious living area with green outlook and separate dining space
- Functional kitchen with ample storage and backyard outlook
- Four bedrooms, main with double robes
- Versatile fourth bedroom at front - ideal for guests or home office
- Private, low-maintenance backyard with flat lawns and paved entertaining areas
- Large separate laundry with storage and external access
- Ducted gas heating and evaporative cooling
- Two linen cupboards for additional storage
- Double metal garage with remote access and storage space
- Close to Duffy Primary, parks, green spaces and Cooleman Court

Land size: 702m² (approx.)
Living size: 133m² (approx.)
Land value: \$583,000 (2025)
Rates: \$885 p.q (approx.)
Land tax: \$1,663 p.q (approx.)
Construction: 1971
EER: 2 stars



MORE DETAILS

Property ID JVXH5W
Property Type House
Land Area 702 m2
EER 2

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

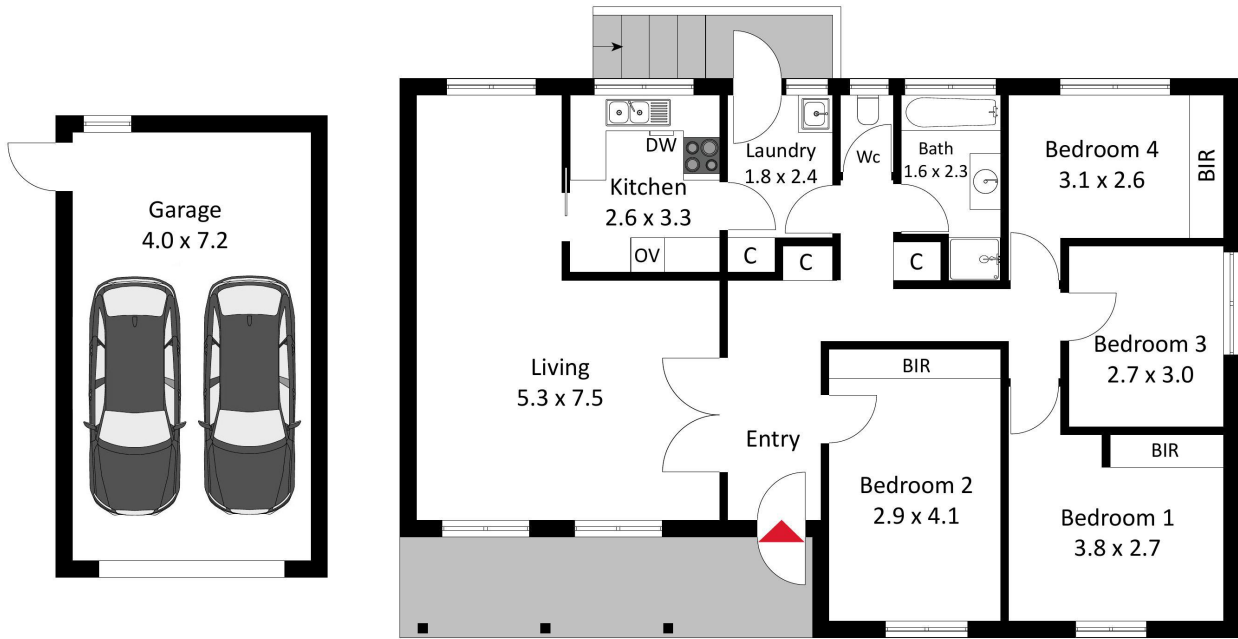
Emma Irwin 0422415008

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

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.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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