



7 Burdekin Street, Duffy




## WELCOMING FAMILY HOME WITH SPACE, COMFORT & FUTURE POTENTIAL

Auction Location: On-site

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

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### FOR SALE

Auction

### AGENTS

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### AGENCY

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 **LJ Hooker**

pleasant outlook over the backyard - ideal for keeping an eye on children at play. A large separate laundry sits adjacent, complete with 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 north facing backyard with flat lawns and paved entertaining areas, visited by native birds including Gang Gang Cockatoos, Eastern Spinebills and King Parrots.
- 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
- Elevated position, with potential for extension at the rear
- Close to Duffy Primary, parks, green spaces and Cooleman Court

Land size: 702m<sup>2</sup> (approx.)  
Living size: 133m<sup>2</sup> (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

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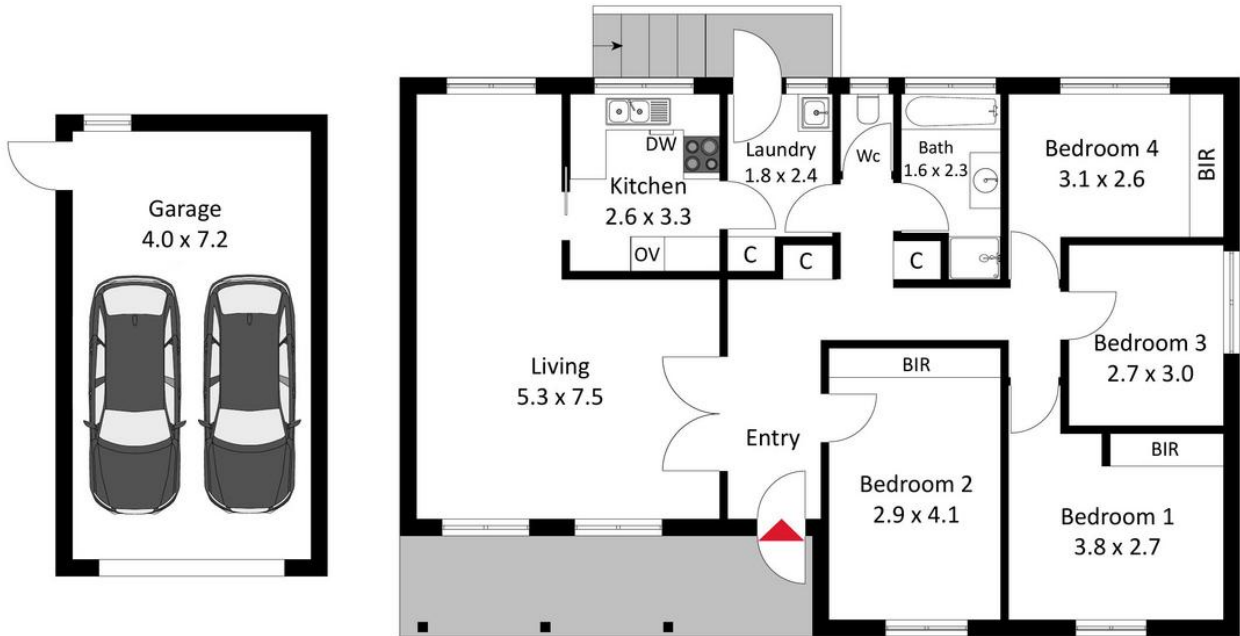
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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