



7 Burdekin Street, Duffy

Large Single Story Family Home

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 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.

4 1 2

FOR SALE

Auction

AGENTS

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

Emma Irwin
04224 15008
emma.irwin@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



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
- 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
- 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

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ Hooker Weston Creek does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https://www.act.gov.au/data/assets/pdf_file/0006/2608620/The-Renting-Book-January-2025.pdf



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

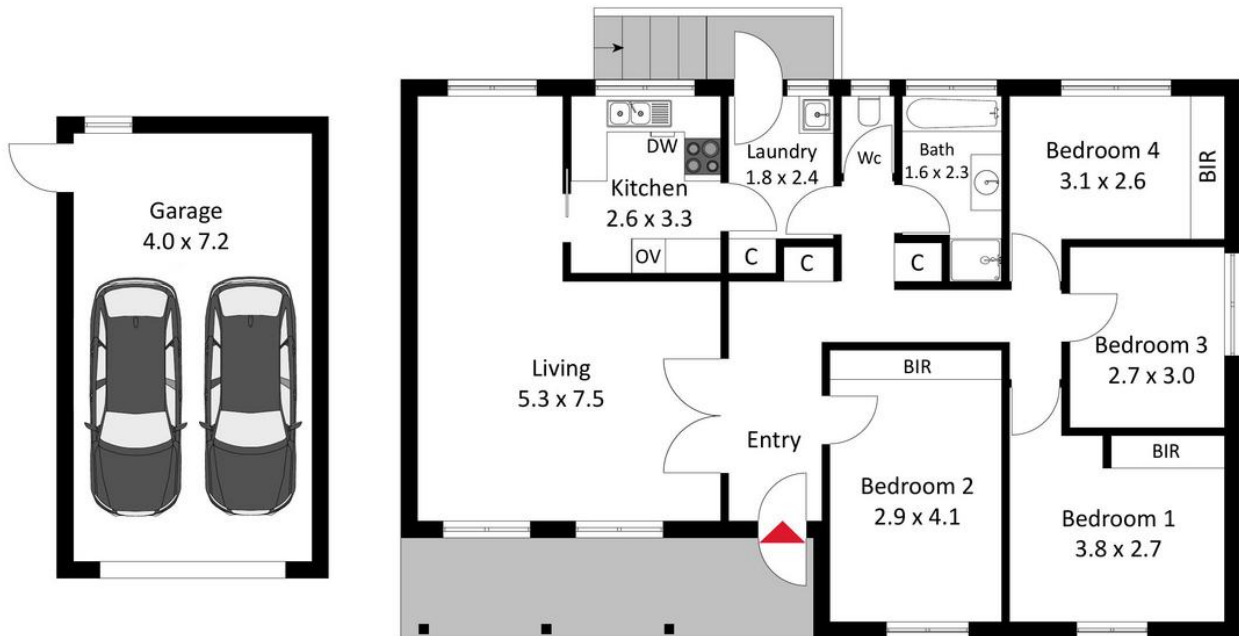
Emma Irwin 0422415008

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.

7 Burdekin Street, Duffy