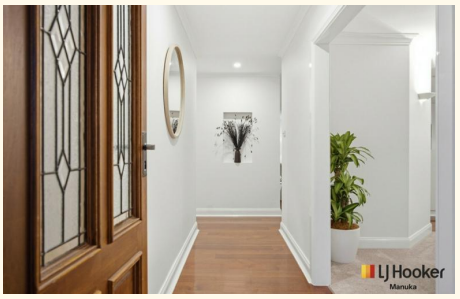


73 Warragamba Avenue, Duffy

Spacious Family Living with Alfresco Entertaining and Bushland Outlook in Duffy

Positioned in a highly sought after pocket of Duffy and enjoying a north facing aspect with a lovely bushland outlook, this thoughtfully updated home delivers a superb combination of style, space, and everyday functionality. Freshly painted and beautifully presented, the home is completely move in ready and perfectly suited to modern family living.

At the heart of the home is a generous, well-appointed kitchen that features stainless steel appliances, ample storage, and a central island bench. This space flows seamlessly into a spacious family area and a separate light-filled living room, enhanced by large feature windows.

Beautiful timber hardwood flooring and plush carpets create a warm and inviting atmosphere complemented by a fresh, modern paint palette throughout. The home is turn-key ready, offering effortless comfort and style from the moment you step inside. Year-round comfort is ensured with ducted gas heating and evaporated cooling throughout the home, while quality blinds add both privacy and

5 2 2

FOR SALE
Auction

AGENTS
Samuel Thompson
0412 300 774
samuel.thompson@ljhmanuka.com.au

AGENCY
LJ Hooker Manuka
(02) 6239 5551

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.

LJ Hooker

practicality. The updated bathrooms and laundry feature sleek black finishes, adding a contemporary edge to the home's overall design.

The layout offers excellent bedroom separation, providing flexibility and comfort for families of all ages. The privately positioned master suite features a walk-in wardrobe, stylish ensuite, and direct access to the backyard.

Outdoors, a large covered alfresco area provides the ideal setting for year-round entertaining, overlooking a secure, family friendly backyard with plenty of space, ideal for children and pets. Additional features include two storage sheds.

A covered double carport with remote roller door offers secure parking, while the home's impressive energy credentials include 7.77kW solar paired with a 13.5kW Tesla Powerwall battery, delivering efficiency and peace of mind.

Ideally located just moments from local favourites including Stromlo Forest Park, Stromlo Leisure Centre, Duffy Dog Park and Cooleman Court Shopping Centre, this home also enjoys easy access to quality schools, public transport, and other major arterial roads, making it a standout opportunity in a family friendly suburb.

Features:
- Fantastic family home with lovely bushland outlook in the popular suburb of Duffy
- North-facing, light-filled interiors
- Spacious master bedroom with walk-in wardrobe and stylish ensuite
- Bedrooms two, three and four with built-in wardrobes
- Open-plan kitchen with ample storage and quality appliances
- Separate family and living zones
- Ducted gas heating and evaporative cooling
- Freshly painted throughout
- Large covered alfresco entertaining area
- Secure, fully enclosed private backyard with space for children and pets
- Double carport with remote roller door
- Solar panels and Tesla Powerwall battery
- Walking distance to Narrabundah Hill nature reserve, Duffy dog park, Duffy primary School, local shops and playgrounds

Short drive to Cooleman Court Shopping Centre, Mt Stromlo High School and St Jude's Primary School

- Easy access to Woden Town Centre, the inner south, and major arterial roads to the city

EER: 3.5
Rates: $963pq (approx.)
Land Tax (for investors): $1,867pq (approx.)
Internal Living: 188sqm (approx.)
Carport: 23sqm (approx.)
UV: $611,000 (2025)
Year Built: 1972
Rental Appraisal: $950 - $1,050 pw

Disclaimer:
While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

EER

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.

LJ Hooker

MORE DETAILS

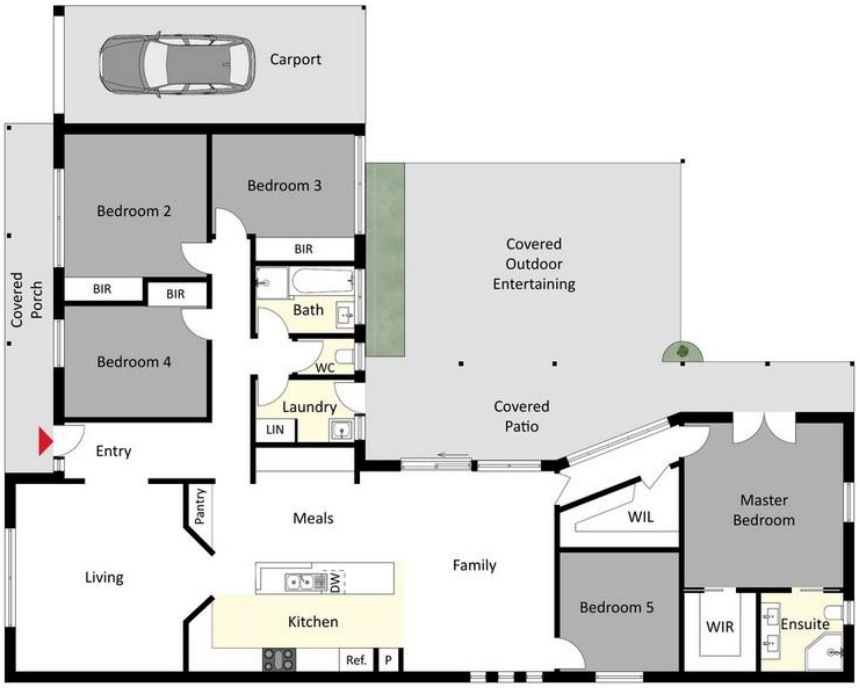
Property ID	1UNYFMF
Property Type	House
House Size	188 m2
Land Area	754 m2
EER	3.5
Including	Study
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes

Samuel Thompson 0412 300 774
Property Consultant | samuel.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551
20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au

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.

LJ Hooker



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.

73 Warragamba Avenue, Duffy

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.