



Duffy, 8 Waranga Place

FULLY RENOVATED ON A 1247M2 BLOCK - THE BEST OF BOTH WORLDS

Bursting with inclusion and opportunity, this fully renovated home offers all that today's buyer could want and dream of - and then some. Ticking all the boxes for a modern family, this home has been extensively renovated, sitting atop an expansive 1248m2 block in a quiet cul-de-sac, offering the perfect blend of a luxurious move-in ready home plus a future-proof land parcel with space for an additional dwelling or redevelopment.

Set back from the road, the home offers rare yet highly desired sprawling front lawns and additional parking space. Stepping inside, you will find a large, open plan living and dining space with plenty of room for relaxing or entertaining. New timber look floorboards, large windows and downlights wonderfully brighten the area. At the hub of the home is the enormous modern kitchen offering a functional layout with stone benchtops, feature tiling, USB and power points to island bench, quality electric appliances, integrated dishwasher and ample storage space.



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For Sale
\$1,079,000 +

View
ljhooker.com.au/HTFH5W

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EER

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Disclaimer: 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 is provided by four generous bedrooms, all with built in robes, the master especially spacious. These are serviced by the fully renovated bathroom offering double sized shower, freestanding bath and separate WC.

The sprawling backyard offers so much for the modern family to enjoy. A covered rear patio overlooks the backyard and newly repainted swimming pool with naked chlorinated filter system. The remainder of the spacious block offers incredible opportunity for the lucky new owner. Whether you are looking for a large level block for future redevelopment, an opportunity to build a second dwelling as investors dream - a home to live in plus another to offset your mortgage, or the backyard of your dreams for endless family enjoyment, the options are endless. Completing the picture the property offers a large double garage with workshop space and a hobby room, large system reverse cycle heating and cooling unit to the living area, privacy and roller blinds throughout plus ceiling fans.

Living up to its location, this home is within walking distance to Duffy Shops and Duffy Primary School plus local parks and ovals, with a close proximity to Cooleman Court.

- Fully renovated family home on expansive flat block
- Quiet cu-de-sac location
- Expansive kitchen with stone benchtops, feature tiling, USB and power points to island bench, quality electric appliances, integrated dishwasher and ample storage space
- Modern bathroom with double shower, freestanding bath and separate WC
- Timber look flooring, downlights, ceiling fans and privacy and roller blinds throughout
- Swimming pool with naked chlorinated filter system
- Fantastic opportunity for future redevelopment, an opportunity to build a second dwelling as investors dream - a home to live in plus another to offset your mortgage, or the backyard of your dreams

Land size: 1247m² (approx.)

Living size: 129m² living + total 62m² garage, workshop and hobby room (approx.)

Land value: \$723,000 (2023)

Rates: \$3,709 p.a (approx.)

Land tax: \$6,549 p.a (approx.)

Construction: 1971

EER: 1.5 stars



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More About this Property

Property ID	HTFH5W
Property Type	House
House Size	191 m2
Land Area	1247 m2
EER	1.5
Including	Pool Outdoor Entertaining Floorboards

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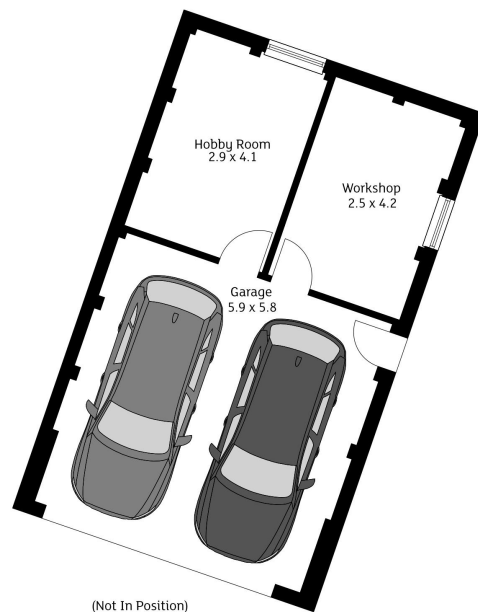
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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Produced by DIAKRIT