






81 Dixon Drive, Duffy

MOVE IN READY FOR THE HOLIDAY SEASON

If you want modern design and inclusions, a spacious back yard and a favourable EER in a desirable Canberra suburb then this could be the place for you. Meticulously updated throughout with quality fixtures and modern comforts, every inch of this home has been carefully considered to ensure warmth, comfort, and easy entertaining with nothing left to do but move in and enjoy.

The front gardens offer privacy, street appeal and a warm welcome, featuring native plants and roses, with the front door set back from the road, behind a charming front gate and spacious lawn. The floorplan has been adjusted to create an open plan living and dining area with a brand new kitchen featuring stone benchtops, eye-catching tiles, island bench, fantastic storage, induction cooktop attractive timber-look flooring and dishwasher.

Four bedrooms are on offer, all with brand new plush carpet and three with built in robes. These bedrooms are serviced by the updated bathroom with new shower screen, WC, vanity and fixtures alongside a separate bath. A second, separate WC offers further family convenience.

4  1  2 

FOR SALE

Auction

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Outdoors, you will be impressed by the flexibility and options for entertaining. A spacious deck is positioned to the side of the home, while the fully fenced and grassy back yard provides a safe and delightful place for children and pets to play and enjoy or for you to create your dream garden or even add an extension or granny flat.

Additional modern upgrades and features include ducted electric heating and cooling throughout, separate laundry, 3.2 kW solar array and ceiling fans in all bedrooms and living. There is also a double garage with workshop/storage space plus garden shed.

Enjoy the convenience of this central location, in easy walking distance to Duffy Shops Duffy Primary School and bus routes, close to Cooleman Court and the nature offerings of Weston Creek, plus a short drive to Woden Shopping Centre or access to the Tuggeranong Parkway, this home is truly everything todays family needs and desires.

Features:

- Move in ready, renovated and updated throughout
- Private and spacious front yard
- Renovated kitchen with stone benchtops, feature tiling, island bench, fantastic storage, induction cooktop, canopy rangehood and dishwasher
- Updated bathroom with bath, shower, WC and separate second WC
- 3.2kW solar system
- Ducted electric heating and cooling throughout plus ceiling fans
- New plush carpets in the bedrooms and premium timber-look flooring throughout
- Four bedrooms, three with built in robes
- Spacious entertainers deck
- Double garage and additional storage shed
- Large separate laundry

Block size: 749m2 (approx.)

Living size: 124m2 living + 40m2 garage (approx.)

Land Value: \$547,000 (2025)

Rates: \$3,433 p.a (approx.)

Land tax: \$6,368 p.a (approx.) (only if rented)

Construction: 1971

EER: 5 stars



MORE DETAILS

Property ID	JHHH5W
Property Type	House
House Size	164 m2
Land Area	749 m2
EER	5
Including	Toilets (2)

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
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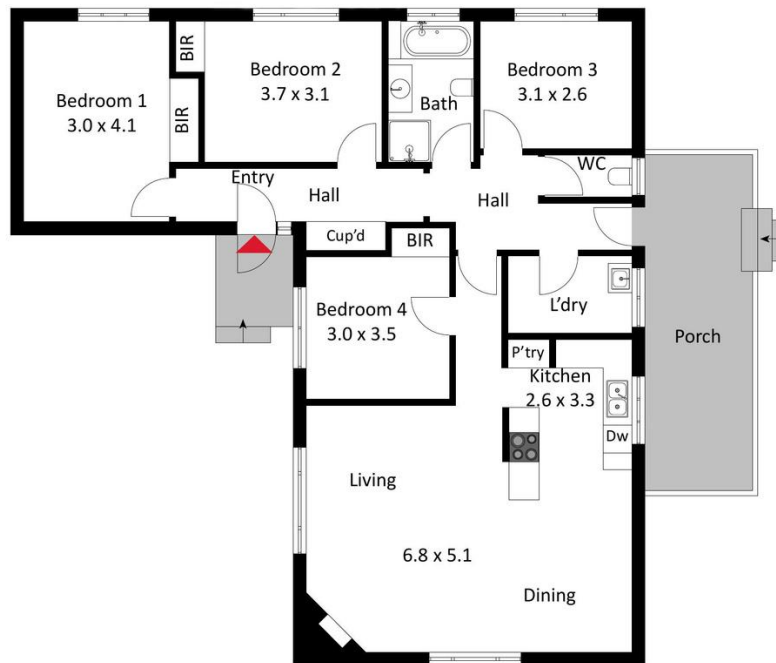
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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