



10/26 Eungella Street, Duffy




The Golden Age of Townhouse Architecture

Auction 10th September at 6pm
LJ Hooker Auction HQ
182/200 City Walk
Canberra ACT 2601

There are townhouses and then there are townhouses. To many, the golden age of Canberra architecture was in the 1970s, particularly for medium density housing. This is when we were treated to high, vaulted ceilings and wide open living areas. Walking into this exceptional home in 'Alpine Grove' reminds you of what townhouse living can be when it's done right.

One of very few townhouses with no shared walls, you can enjoy a rare level of privacy and quiet here among the established gardens that surround and permeate Alpine Grove. The lounge has that classic wide-open feel to it, and the kitchen also sports a separate dining room as well as an enormous timber deck in the rear courtyard, a perfect spot to entertain or simply enjoy a quiet afternoon outdoors.

With one bedroom and ensuite downstairs, this could be perfect even for this people who don't want a daily stair climb in their future, and the two additional bedrooms and bathroom upstairs both enjoy large

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FOR SALE
\$799,000+

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

spaces, good storage and good views.

You're just a short walk to both Duffy Primary School and the neighbourhood oval from here, as well as having quick and easy access to Cooleman Court and the Woden Town Centre. So make sure that 10/26 Eungella Street is on your list of places to inspect this weekend! It won't last long.

What's on offer:

- Large townhouse with no shared walls
- Two large, separate courtyards
- Large timber deck to rear
- High, vaulted ceilings
- Reverse cycle air-conditioning
- Double garage + storage

What's nearby:

- Duffy Primary School
- Duffy neighbourhood oval
- Cooleman Court
- Woden Town Centre

Rates: \$674 p.q.

Land Tax: \$982 p.q.
(Payable if rented)

Strata: \$813 p.q.

MORE DETAILS

Property ID	1HKMQAF92
Property Type	House
House Size	159 m2
Land Area	322 m2
EER	1.5
Including	Ensuite

Nic Salter-Harding 0412 600 085

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First Floor



Ground Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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