

## Duffy, 1/8 Mokoan Place

### A Smart Start or an Easy Downsize

If you've been searching for a low-maintenance town home that doesn't compromise on comfort, location, or style, then look no further! This 3-bedroom single-level town home offers a smart choice for a low-maintenance lifestyle.

Unit 1 at 8 Mokoan Place, Duffy could be exactly what you've been waiting for! Positioned at the front of a boutique complex of just three and tucked away at the end of a peaceful cul-de-sac. From the moment you arrive, it feels like somewhere you could settle into straight away - whether you're starting out, downsizing, or investing.

This beautifully presented town home boasts 2.7-metre ceilings and a light-filled open-plan layout that instantly feels welcoming. The spacious lounge and dining zones are subtly separated, creating distinct areas to relax or entertain, while still maintaining an open-plan flow. Both spaces overlook established gardens that offer a connection to nature



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**EER** ★★★★★★



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**LJ Hooker Dickson**  
(02) 6257 2111

The heart of the home is a stylish, contemporary kitchen. Outfitted with stone benchtops, premium AEG appliances, gas cooking, and a generous breakfast bar.

The main bedroom is privately positioned at the front of the home and features a walk-in robe and sleek ensuite. The additional bedrooms each have built-in robes and are thoughtfully zoned at the rear of the town home. They share a central bathroom with a bathtub, and a separate laundry with external access adds further practicality to the home.

Built in 2019, this quality town home has all of the modern features, including ducted reverse-cycle heating and cooling, double-glazed windows, LED downlights, an intercom system, and internal access to the double car garage with an automatic door.

Located in a central location, in the heights of Duffy, it is less than 6km to Cooleman Court and Woden Town Centre. With several public & catholic schools in the area, a short drive to Stromlo Forest Park, Canberra Hospital, CIT, and the Parliamentary Triangle, this is a forever home.

#### At a glance

- Single-level town home in a boutique complex of three
  - End of cul-de-sac position
  - Light-filled open-plan living area with 2.7m ceilings.
  - Modern kitchen with stone benchtops, soft-close cabinetry
  - Stainless-steel AEG appliances - Dishwasher and gas cook top.
  - Master bedroom with walk-in robe and modern ensuite
  - Two additional bedrooms with built-in robes
  - Stylish main bathroom with bathtub
  - Separate laundry with external access
  - Ducted reverse-cycle heating and cooling
  - Double-glazed windows
  - LED downlights
  - Intercom system
  - Oversized double garage with internal access and automatic door
  - Easy access to public transport & major road networks
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- Within a 2-minute walk to Duffy Shops & Ovals/Green Spaces
  - Within a 5-minute drive to Cooleman Court Shops
  - Within a 5-minute drive to St Jude's Catholic School
  - Within a 9-minute drive to the Woden Town Centre
  - Within a 13-minute drive to the Canberra Hospital

Can't get enough? You'll want to check out 3/8 Mokoan Place too-open for viewing at the same time!



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## More About this Property

<b>Property ID</b>	1HKMJ3F92
<b>Property Type</b>	Townhouse
<b>House Size</b>	117 m2
<b>EER</b>	6

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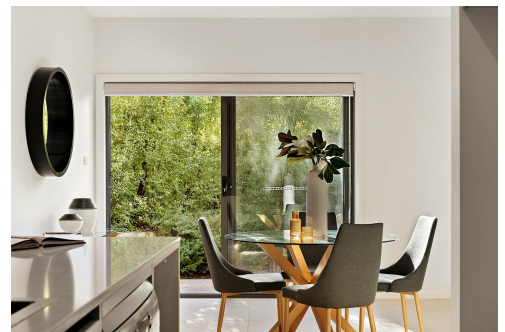
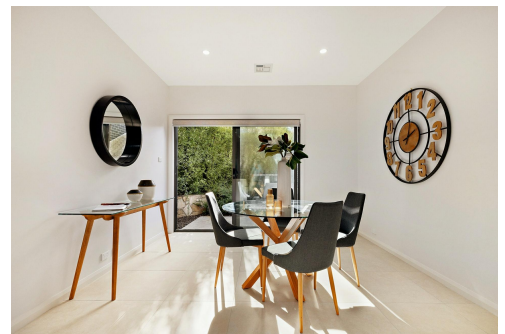
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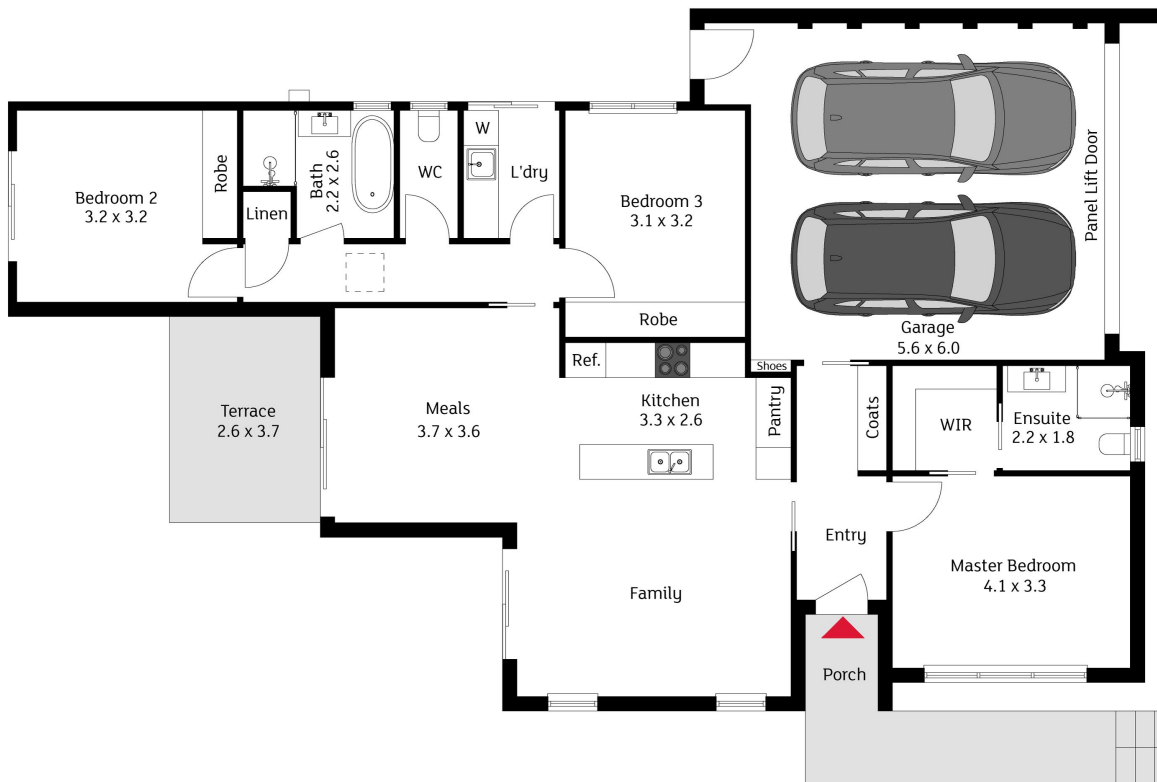
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

1/8 Mokoan Place, Duffy

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