

## Duffy, 2/8 Mokoan Place

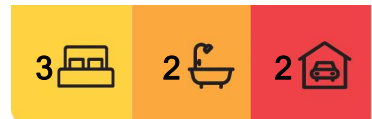
### Space, Style & So Much More

Searching for a stylish and modern home that delivers generous space without the upkeep? This single-level townhouse, nestled in a peaceful cul-de-sac with just two other properties, offers the ideal blend of comfort, functionality, and convenience.

Built in 2019 and presenting as near-new, this rare offering boasts 2.7m ceilings that amplify the sense of space and light throughout the home.

Inside you will be delighted to discover a light-filled open-plan living and dining area, thoughtfully designed for modern living. Sliding doors connect seamlessly to the private North-facing courtyard, where established gardens and a covered patio await-perfect for hosting BBQs, entertaining friends, or savouring your morning coffee in the sunshine.

The kitchen is the heart of the home, featuring sleek stone benchtops, premium AEG stainless steel appliances, gas cooking, and ample storage, including an island bench that



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**EER** ★★★★★

**LJ Hooker Dickson**  
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makes meal prep and casual dining a breeze.

Three spacious bedrooms, all with built-in robes and plush carpeting, ensure restful retreats for every member of the household. A versatile second living area or study space adds further flexibility. Or it can be converted into a fourth bedroom, ready to adapt with your family's needs.

Comfort is guaranteed year-round with ducted reverse-cycle heating and cooling, while modern inclusions such as double-glazed windows, LED downlights, and a larger double garage with internal access make everyday living a joy.

Situated within minutes of local conveniences, this home puts everything at your fingertips. Cooleman Court Shopping Precinct, Duffy Primary School, public transport, and the Woden Town Centre are all just a short drive away.

If you're after a modern, low-maintenance home with plenty of space, this one's calling your name!

- Single level townhouse
- Small complex of only three
- End of cul-de-sac location
- Light-filled open-plan living area
- 2.7m ceilings
- Modern kitchen with stone benchtops, ample storage and island bench
- Stainless-steel AEG appliances
- Private North-facing courtyard with covered patio
- All bedrooms feature built-in-robes
- Separate study, easily converted to a second living area or fourth bedroom
- Ducted reverse-cycle heating and cooling
- Double glazed windows
- Led downlights
- Double garage with automatic door and internal access
- Water tank
- Within a 2-minute walk to Duffy Shops
- Within a 5-minute drive to Cooleman Court Shops
- Within a 9-minute drive to the Woden Town Centre



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## More About this Property

<b>Property ID</b>	1HKMCYF92
<b>Property Type</b>	Townhouse
<b>House Size</b>	155 m2
<b>EER</b>	6

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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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