



## Duffy, 3/8 Mokoan Place

### A Modern Town Home in the Heart of Weston Creek

This beautifully presented single-level town home offers a smart and stylish choice for those seeking a low-maintenance lifestyle without compromise. Positioned at the front of a boutique complex of just three and tucked away at the end of a peaceful cul-de-sac, this private sanctuary is ready to welcome you home.

Built in 2019 and still presenting like new, this modern home is perfect for first-home buyers, downsizers, or investors alike, and could be just the thing you have been searching for!

Step inside to 2.7-metre ceilings and a light-filled open-plan layout that instantly feels welcoming. At the end of a wide hallway, the home opens into an expansive North-facing living and dining area that's bathed in natural light, offering plenty of space to relax or entertain. Sliding doors connect seamlessly to a private, wraparound courtyard with a covered patio-perfect for entertaining guests or enjoying your morning coffee in the sun.



**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.

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**For Sale**  
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**EER** ★★★★★★

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

The contemporary kitchen is as functional as it is stylish, featuring sleek stone benchtops, premium AEG appliances, a gas cooktop, and a large island bench ideal for casual meals or entertaining.

Accommodation is generous, with three well-proportioned bedrooms. The main suite boasts a walk-in robe and beautiful, modern ensuite. The central bathroom is sparkling and spacious, complete with a bathtub, while a separate laundry with external access adds practicality.

Enjoy the benefits of ducted reverse-cycle air conditioning, double glazing, and led downlights, ensuring your comfort year-round while minimising energy costs. Extras like an intercom system, a double garage with internal access and an automatic door, and low-maintenance gardens complete this impressive package.

Located just a short walk to Duffy Shops and within easy reach of Cooleman Court, Woden Town Centre, local schools, parks, and walking trails-this is a location that offers both convenience and lifestyle appeal. No matter your stage in life, this is the kind of home you'll love coming back to.

#### At a glance

- Single-level town home in a boutique complex of only three
  - End of cul-de-sac position
  - Light-filled open-plan living area enhanced by 2.7m ceilings
  - Contemporary kitchen with stone benchtops, soft-close cabinetry, gas cooking & island bench
  - Stainless-steel AEG appliances
  - Main bedroom with walk-in robe and modern ensuite
  - Second bedroom with walk-in-robe
  - Third bedroom with built-in-robe
  - 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 1/8 Mokoan Place too-open for viewing at the same time!



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## More About this Property

|                      |           |
|----------------------|-----------|
| <b>Property ID</b>   | 1HKMJ5F92 |
| <b>Property Type</b> | Townhouse |
| <b>House Size</b>    | 132 m2    |
| <b>EER</b>           | 6         |

**Stephen Bunday 0416 014 431**

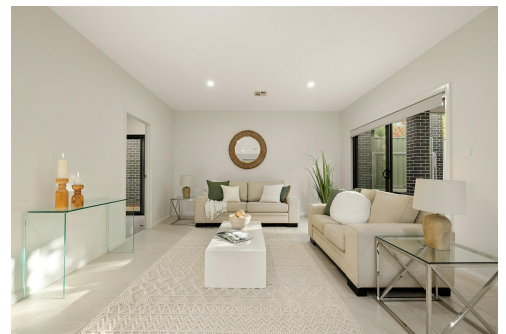
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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Produced by DIAKRIT