







6/3 Tantangara Street, Duffy

MOVE IN READY, NORTH FACING & IDEAL ENTERTAINING

This is a house that immediately feels like home. Perfect for the modern family, first-home buyer, or downsizer, this townhouse is modern, stylish, bright, and airy. The spacious floorplan offers a rare combination of low-maintenance lifestyle while still providing plenty of living and entertaining space, bathed in northerly sun.

With neutral tones and modern fixtures and fittings throughout, you will be pleasantly surprised by just how much is on offer. A gated front courtyard provides a private and secure welcome. At the heart of this home is an open-plan living and dining area, featuring a reverse cycle unit and double-glazed stacker doors that open completely to the spacious and low-maintenance rear courtyard, bringing the outdoors in for endless entertaining opportunities. The entertaining area features a paved, covered al fresco area, framed by easy-care grassed areas and hedges, providing a beautiful green outlook, perfect privacy and an ideal space for children and pets to enjoy. The northerly aspect ensures the living, dining and entertaining areas are all bathed in light. The kitchen is a thoughtfully laid-out space, featuring stone benchtops, a 900mm De'Longhi gas cooktop and

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FOR SALE
$789,000 +

VIEW
Sat 21st Nov @ 2:15PM - 2:35PM

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oven, a Bosch dishwasher, a garbage disposal unit, and plenty of storage space alongside a large pantry.

Accommodation is provided in the form of three generously sized bedrooms, all located upstairs and featuring built-in robes. The primary bedroom is truly a 'parents retreat' offering its own private Juliet balcony, ensuite and reverse cycle heating and cooling unit - an additional full-sized bathroom with a deep, soaking bathtub, services bedrooms two and three.

Additional features of this home include double-glazed windows throughout, a single-car garage with internal access, plus space for an additional car parked in front of the garage. The home also features a concealed laundry and an extra linen cupboard downstairs. A whisper-quiet address in a boutique complex of just seven, this prized Weston Creek location ensures you are only minutes' walk from the ever-popular Duffy Shops, Duffy Primary School and oval, and only minutes from Cooleman Court's shopping, dining and amenity options. Narrabundah Hill Reserve and Stromlo Forest Park are also located nearby, offering further lifestyle enjoyment at your fingertips. This beautiful home defies traditional townhouse living and presents an outstanding opportunity not to be missed - there's nothing to do but move in and enjoy.

Features include:
- North facing to the rear living room and courtyard
- Double-glazed windows and doors throughout
- Inviting and modern three-bedroom townhouse
- Large open plan living, dining and kitchen area with R/C heating and cooling system
- Sleek modern kitchen with stone bench tops, 900mm gas cooktop and oven, dishwasher and plenty of storage space, including a large pantry
- Primary bedroom with private Juliet balcony, ensuite and R/C heating and cooling unit
- Two additional bedrooms, both with built-in robes
- Covered outdoor entertaining area plus easy-care lawn and hedges
- Main bathroom with bath
- Private front courtyard entrance
- Single car garage with remote and internal access, plus additional parking space in front of garage
- Garden shed

Living size: 102m2 living + 21m2 garage (approx.)
Rates: $1,928.83 p.a (approx.)
Land tax: $2,710.00 p.a (approx.) (only if rented)
Construction: 2013
EER: 6 stars
Body corporate: $685 per quarter (approx.)

EER ★★★★★★

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LJ Hooker

MORE DETAILS

Property ID	J7NH5W
Property Type	Townhouse
House Size	124 m2
Land Area	175 m2
EER	6

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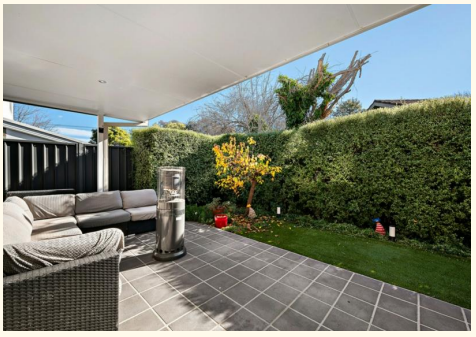
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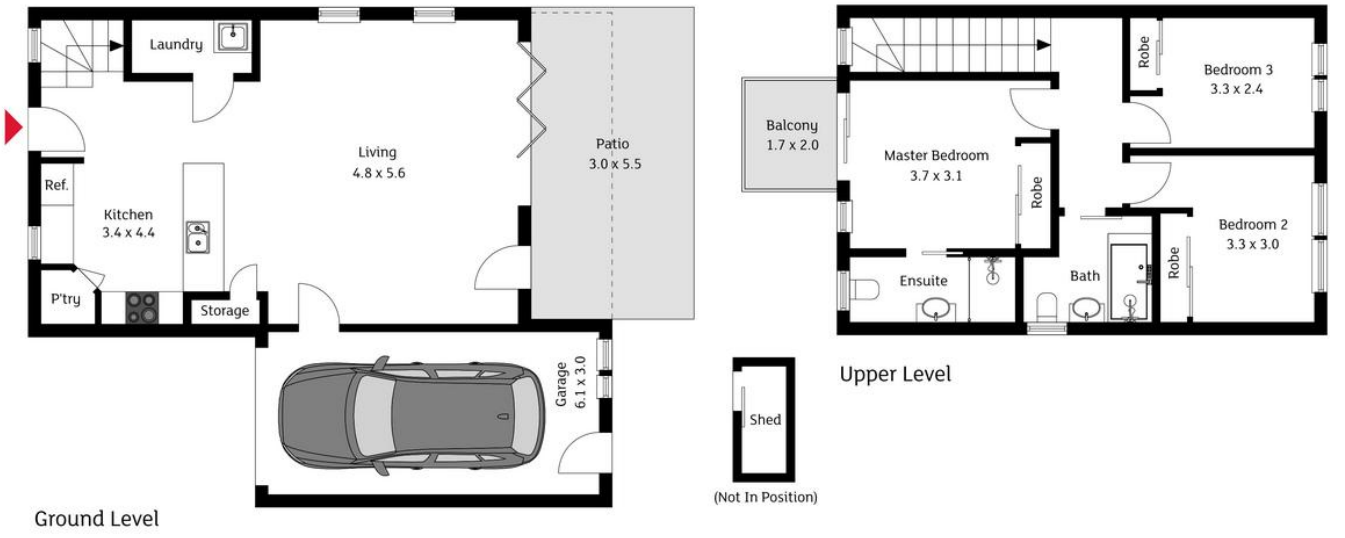








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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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