






5 Duffus Place, Wanniassa

More space. More privacy. More of what makes Wanniassa great.

Hidden away in a quiet cul-de-sac, this welcoming home captures everything families love about Wanniassa: established streets, green space, quality schools and a peaceful setting close to major centres. With four bedrooms, two bathrooms and multiple living areas, it's a home that gives families room to grow while staying connected to everything they need.

Living spaces designed for real family life: The living spaces are designed for everyday ease, with a light-filled lounge overlooking the garden and a flexible dining area that adapts to your family's needs. The family room adds even more valuable space and opens onto the entertaining deck, creating a natural hub for relaxed evenings, playtime or family gatherings. At the centre, the modern kitchen is perfect for busy households with a 900mm oven, six-burner gas cooktop, dishwasher and generous storage.

Outdoor space that actually gets used: Outside, both the front and back spaces are designed to be used. The front deck and patio overlook green space with direct access to walking paths, while the private backyard offers lawn space for kids and pets, with low-maintenance gardens & colorbond fencing.

4  2  1 

FOR SALE
\$949,000+

VIEW
Wed 17th Jun @ 5:15PM - 5:45PM

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Four flexible bedrooms: The master suite boasts a renovated ensuite with luxe tiling, rain and power shower, updated fittings and a walk-through robe. Three additional bedrooms add flexibility, including a large second master with a sliding door to the backyard, ideal as a teenager's retreat, office or studio.

A location for long-term living: With shops, schools, cafés, sporting facilities and everyday essentials all close by, this is a location families choose for the long haul. Whether you're upsizing or securing your first family home, this is a location that delivers space, privacy and everyday convenience in one of Tuggeranong's most desirable suburbs. Move quickly to make it yours!

Why You'll Love It:

- Four-bedroom, two-bathroom family home in sought-after Wanniassa
- Quiet cul-de-sac position backing green space and walking paths
- Two separate living areas including formal lounge, dining and family room opening to deck
- Updated kitchen with 900mm freestanding oven, six-burner gas cooktop and Bosch dishwasher
- Spacious master bedroom with fully renovated ensuite and walk-through robe
- Three more bedrooms including large second master with sliding door to backyard
- Family bathroom with separate bath and shower
- Private enclosed backyard with space for kids and pets
- Split system heating and cooling to living, master and second bedroom, with fans throughout
- " Separate laundry; Rinnai instant hot water system
- " Oversized garage with extensive storage —could be converted to double garage
- Walk to Trinity Christian, Mary MacKillop, Wanniassa schools, and Erindale Centre
- " Living area: 158m²
- " Garage area: 45m²
- " Block size: 870m²
- Built: 1976
- EER: 1 star

Disclaimer:

DISCLAIMER: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

EER 

MORE DETAILS

Property ID	CVXHQH
Property Type	House
House Size	158 m2
Land Area	870 m2
EER	1

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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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