



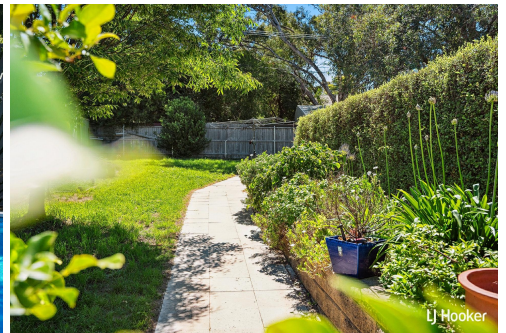
LJ Hooker



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## Weetangera, 20 Darmody Street




### Resort Style Living

Nestled on a sprawling 1533sqm block, this beautifully appointed family home is designed for comfort, style, and easy entertaining. With expansive living areas, high-end finishes, and exceptional outdoor spaces, this home provides the perfect setting for both relaxation and socializing.

This home offers everything a growing family could need and more-blending modern conveniences with a spacious layout and resort-style outdoor living. Whether you're relaxing at home or entertaining guests, this is the ideal setting for comfortable family living.

#### Features:

- \* Spacious Open-Plan Kitchen: A chef's dream featuring both gas and induction cooktops, sleek stone countertops, and ample storage space.
- \* Large Living Areas: Enjoy generous living spaces that seamlessly flow, ideal for family

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**For Sale**  
\$1,575,000

**View**  
[ljhooker.com.au/HNZZCF8H](http://ljhooker.com.au/HNZZCF8H)

**Contact**  
**Kathy Komar**  
0455 891 351  
[kkomar@ljhbelconnen.com.au](mailto:kkomar@ljhbelconnen.com.au)



EER ★★☆☆☆☆

**LJ Hooker Belconnen**  
**(02) 6251 1477**

**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.

gatherings and entertaining guests.

\* Indoor/Outdoor Flow: Large sliding doors open onto a covered alfresco area, offering a seamless connection to the outdoor spaces.

\* Resort-Style Pool: Relax in the solar-heated pool with an auto-cleaning system, perfect for year-round enjoyment.

\* Beautifully Renovated Main Bathroom: Featuring a walk-in shower and large soaking tub, providing a luxurious space to unwind.

\* Generous Bedrooms: Spacious rooms with built-in robes, ensuite off the master, offering plenty of storage for the whole family.

\* 20 Solar Panels: Enjoy energy efficiency with a fully integrated solar system, reducing electricity costs.

\* Ducted Reverse Cycle Heating and Cooling: Year-round comfort with temperature-controlled living spaces.

\* Solar Boosted Continuous Hot Water System: Efficient and eco-friendly hot water on demand.

\* Plenty of Off-Street Parking: Ample space for vehicles, including room for boats, trailers, or additional cars.

\* Close to Weetangera Primary School, ensuring convenience for young families.

\* A short distance to Hawker Shops and Belconnen Town Centre, offering easy access to shops, cafes, and public transport.

\* Land Size: 1533sqm

\* Living Size: 229sqm

\* Rates: \$4,543 p.a.

\* Land Tax: \$8,310 p.a. (investors only)

\* CUV: \$826,000

Disclaimer:

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## More About this Property

<b>Property ID</b>	HNZZCF8H
<b>Property Type</b>	House
<b>House Size</b>	229 m2
<b>Land Area</b>	1533 m2
<b>EER</b>	1.5

**Kathy Komar 0455 891 351**

Sales Agent | [kkomar@ljhbelconnen.com.au](mailto:kkomar@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**

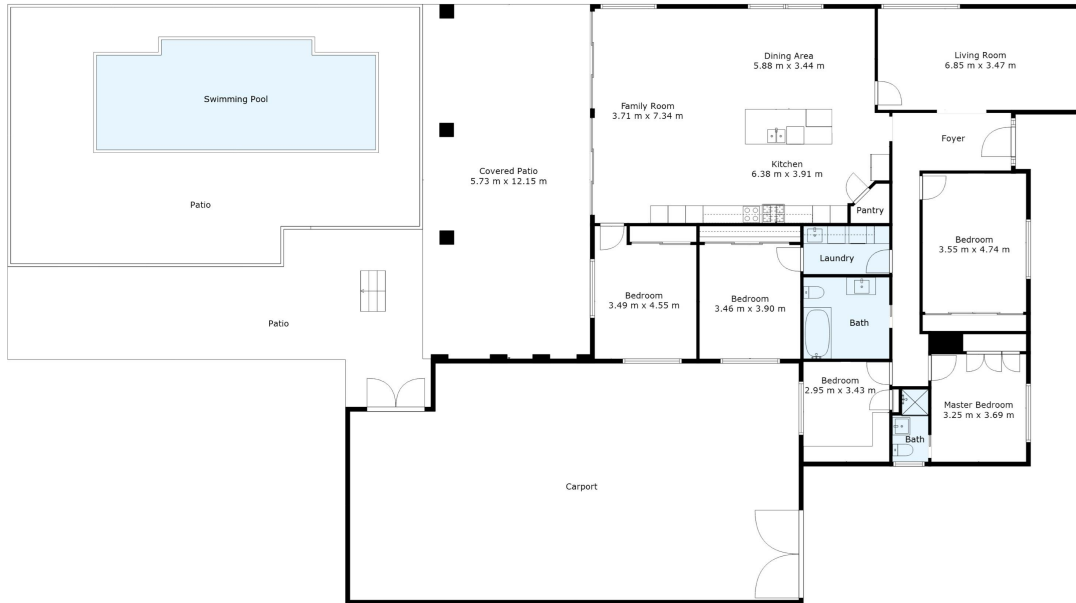
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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

