



2 Avon Place DUFFY, ACT



## Diamond in the rough!

This large four bedroom ensuite home is located in a quiet cul-de-sac in an elevated position offering untapped potential! The home was built towards the front of the 1126sqm block which allows the solar heated inground pool to blend into the rear garden setting without over dominating the space.

The enormous lounge and dining room have plenty of natural light and capture the view over the tree tops to the northeast back towards the city. The kitchen and family/meals area flow to the rear deck that also enjoy this pleasant vista.

This home certainly need some TLC but has great bones and plenty of square meterage under roof line not to mention a fancy solar heated inground pool!

- Ducted gas heating
- Ducted evaporative cooling

**Price:** \$800000  
**EER:** 1.5



**Tom Ellis**

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