

# 1 Ashcroft Crescent, Monash, ACT 2904

**independent**  
PROPERTY GROUP

## Sold House

Thursday, 10 August 2023

1 Ashcroft Crescent, Monash, ACT 2904

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 490 m2**

**Type: House**

**\$715,000**

Take the opportunity to inspect this perfectly located and affordable 3 bedroom home in Monash. Situated with a sunny north aspect and larger homes as neighbours it's an excellent location close to the Town Centre, Erindale Centre, Tuggeranong Lake and a wide range of public and private schools and colleges. There is also easy main road access to the City and Woden, and only a short drive to government offices in Tuggeranong. It's not a big home and will ideally suit first home buyers working to a budget or an investor who prefers not to buy a body corporate townhouse. The living area offers good winter sun and opens to the meals area/family room off the well proportioned kitchen. Each of the three bedrooms is a good size, two are north facing and all three have built in robes. The décor is neutral, there is LED lighting throughout and reverse cycle air conditioning for winter heating and summer cooling. The attached garage with internal access offers additional storage and space that could be used when the weather is warmer. The block is compact and will suit the buyer who wants some yard but isn't keen to maintain a large block. A covered pergola will be ideal for relaxed outdoor living, there is good off street parking and trailer access to the enclosed back yard. The property is a free standing dual occupancy with individual title and no body corporate fees and is being sold by the original builder. Please note the property won't be available to inspect until the tenant moves out on 29 August. Benefits -# an excellent location# 3 generous bedrooms# north aspect to the main rooms# garage with internal access# reverse cycle air conditioning# covered outdoor living area# good off street parking# rented at \$510 per week, tenant vacates shortly. Detail -# living area 102.8 m<sup>2</sup># garage 20.9 m<sup>2</sup># 490 m<sup>2</sup> block size# general rates \$750 qtr (approx.)# EER 3.5