

109 Limb Circuit, Moncrieff, ACT 2914

Sold House

Friday, 18 August 2023



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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 406 m2

Type: House



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Contact agent

New Door Properties proudly presents 109 Limb Cct, Moncrieff, ACT. This house features high standards and is elevated to enjoy sweeping uninterrupted views, this striking masterpiece is unparalleled in quality and luxury. The home was built in 2018 with high ceilings that bask in natural light through generous glass windows and doors. Interiors seamlessly transition to the outdoor area and low-maintenance landscaped backyard for the kids to enjoy and now it is ready for you to simply move in, unpack and enjoy! As you enter this home you are instantly embraced with modern fixtures. The home encompasses 4 good size bedrooms. Master bedroom with walk-in-robe, along with attached ensuite. The other 3 bedrooms with built-in-robies and are serviced by the main bathroom. The modern kitchen is fully equipped with stainless steel appliances and ample of cupboard storage making it ideal to cook for your family and friends. The living hub is designed for a growing family and connects seamlessly to an outdoor space with a low-maintenance backyard. Extra features include high-quality fittings throughout, ducted heating and cooling, entire house runs on 6.6Kw solar, wired security system, ample of linen storage, and a spacious lockup 2-car garage. All of this is set just minutes from local schools, shops, and picture-perfect local Moncrieff park. Don't miss out on the opportunity and call to know more @ Yash Sethi at 0406 551 043 or Abhi Parashar at 0404 525 998

Property Features: 4 bed | 2 bath | 2 car garage - 406 m2 block

- Single-storey freestanding 4 bedroom house
- Master bedroom with walk-in-robe and attached ensuite
- 3 additional bedrooms with built-in-robe and serviced with the main bathroom
- Large main bathroom with bathtub and floor-to-ceiling tiles
- High ceilings throughout the house
- Carpet in bedrooms and laminate in the living area
- Modern kitchen with a stone bench-top and ample pantry space
- Quality stainless steel kitchen appliances
- 900mm electric cooktop
- 900mm externally ducted rangehood
- 600mm electric oven
- 600mm dishwasher
- Spacious laundry with ample linen storage and external access door
- Professionally landscaped with low maintenance front yard and backyard
- Continues electric hot water system
- Ducted reverse cycle heating and cooling throughout
- Remotely operated double-car garage
- Led Lighting throughout the house
- Covered alfresco area with decking
- Professionally landscaped low-maintenance backyard and front yard
- NBN connected
- Security system connected
- 6.6 kW solar connected for electricity

Property Details:

- Gross floor area: 211.00 m2 (approx.)
- Block size: 406.00 m2 (approx.)
- EER: 5.5 stars
- Year of build 2017
- Street orientation: West-facing
- Rental estimate: \$760 - \$780 per week (approx.)

Location:

- Moncrieff is located in North Gungahlin and is bound by Horse Park Drive. It is located approximately 4.4 Km north of the Gungahlin Town Centre
- Proximity to Margaret Hendry School and Amaroo School
- Close drive to Gungahlin Centre and Amaroo shopping center
- Walking distance to public transport options
- Proximity to very popular Moncrieff Community Recreation Park and walking strips

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