

**12/2 Hoffmann Street, Moncrieff, ACT 2914**



**Sold Townhouse**

Friday, 11 August 2023

12/2 Hoffmann Street, Moncrieff, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 102 m2**

**Type: Townhouse**



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**\$680,000**

Step in to enjoy the perfect blend of elegance and functionality in this north-facing tri-level home. With timber flooring and high ceilings throughout, the property offers a warm and inviting ambience from the moment you arrive. Complete with a spacious open plan kitchen, living and family area, spending quality time together is an absolute breeze. The well-appointed kitchen is equipped with AEG appliances including a gas cooktop and electric oven, stone benchtops and a dishwasher. Segregated upstairs you'll find the sleeping accommodation. Consisting of a master bedroom with mirrored built-in robe and ensuite as well as 2 additional bedrooms with mirrored built-in robes, serviced by the main bathroom. Spoilt for choice when outdoor entertaining, the home offers a covered alfresco, enclosed courtyard and a balcony. The low maintenance landscaping means you sit back and relax without having to worry about upkeep. Additional creature comforts include zoned ducted reverse cycle heating and cooling, a european laundry downstairs and a double garage with remote control roller door and internal access. Whether you are a first home buyer, young family or an investor this opportunity is a must see!

**Features:** North facing with mountain views  
Timber flooring and high ceilings throughout  
Functional floorplan  
Open plan kitchen, living and family  
Kitchen with AEG appliances including gas cooktop and electric oven, stone benchtops and dishwasher  
Master bedroom with mirrored built-in robe and ensuite with floating vanity  
2 additional bedrooms with mirrored built-in robes  
Carpet to the bedrooms  
Main bathroom with floating vanity upstairs  
Separate toilet  
Zoned ducted reverse cycle heating and cooling  
Downstairs laundry  
Covered alfresco and enclosed courtyard  
Private balcony  
Low maintenance landscaping  
Double garage with remote control roller door and internal access

**Stats:** Build: 2019  
Living: 102.2sqm  
Courtyard: 45.9sqm  
Alfresco: 5.5sqm  
Balcony: 5.3sqm  
EER: 5.0  
Rates: \$2,147 pa  
Land Tax: \$2,707 pa (Investors Only)  
Body Corp: \$2,921.40 pa

**Disclaimer:** All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.