

# 12 Gaston Way, Moncrieff, ACT 2914

## House For Sale

Wednesday, 6 March 2024



12 Gaston Way, Moncrieff, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 578 m2

Type: House



Yash Sethi  
0406551043



Abhi Parashar  
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**\$1,169,000+**

New Door Properties proudly presents 12 Gaston Way, Moncrieff ACT as a truly stunning example of space and practicality, This spectacular home was built in 2016 and now it is ready for you to simply move in, unpack, and enjoy. Anyone who appreciates fine attention to detail will adore this remarkable residence which has been expertly designed to reflect the need for privacy and relaxation for every member of the family. Set on a generous 578m<sup>2</sup> parcel of land in one of Gungahlin's most desired suburbs. Family life was the focus when the home was planned and built. This is where the home embraces family life and friends, the light-filled space ensures every comfort and easy indoor/outdoor entertaining options. The open-plan living and dining area provides a further sense of space, comfort, and richness. Set in the highly sought-after suburb of Moncrieff and finished to the highest standards, the house is designed with high ceilings and light-filled living. A property like this doesn't come along every day and has to be seen to be truly appreciated. Don't miss out on this one. To know more call Yash Sethi @ 0406 551 043 or Abhi Parashar @ 0404 525 998

**Property Features:** 4 Bed | 2 Bath | 2 Car garage - 578m<sup>2</sup> block (approx.) - Modern custom facade with spacious living - 4-bedroom with freestanding house built in 2016 - Open plan kitchen with family living and dining area - Built-in custom joinery with ample cupboard space - Stone benchtop in kitchen with walk-in pantry - Stainless steel appliances including gas cooktop, oven, rangehood & dishwasher - Soft close drawers and cupboards - Large master suite with walk-in robe & ensuite - Height ceilings throughout the house - 3m ceiling in the dining area with sun windows - Large double entry door at the front - Ducted heating and cooling throughout the house - Solar installed with 6.6kw - Spacious laundry with external access - Instantaneous gas hot water system - Outdoor kitchen in pergola with gas cooktop - Double-glazed windows throughout the house - Rainwater tank connected - Video intercom doorbell - Low maintenance front yard & backyard - Side access for parking extra cars or a trailer - Concreted all around the house - NBN ready

**Property details:** - House size: 255.40m<sup>2</sup> (approx.) - Block: 578.00m<sup>2</sup> (approx.) - Year build: 2016 - Street orientation: North-east - EER: 6.0

**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 Centre - Walking distance to public transport - Proximity to very popular Moncrieff Community Recreation Park and walking strips

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