

13/2 Hoffmann Street, Moncrieff, ACT 2914



Townhouse For Sale

Tuesday, 14 May 2024

13/2 Hoffmann Street, Moncrieff, ACT 2914

Bedrooms: 2

Bathrooms: 3

Parkings: 2

Area: 129 m2

Type: Townhouse



Adrian Southern
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Offers Above \$599,000

Alpine Villas is situated within a short proximity to local shopping centres including Amaroo shopping centre which offers Coles, Aldi, various eateries, the fantastic Stonehouse Pub and offers easy convenient city style living. Offering quality finishes throughout as well as a functional floor plan, this two-story residence is perfect as a first home or for the astute investor looking for solid potential rental returns. Ground floor features the entry into the private front courtyard with easy care landscaped gardens, through to the tandem garage with European styled laundry and additional storage room. Middle level boasts the kitchen with quality appliances including gas four burner cooktop, AEG electric oven, dishwasher, loads of cupboard and bench space, informal living zones including meals area and lounge room, plus a handy powder room with a toilet. There is also sliding door access to the spacious north facing balcony. Second level sees the two bedrooms both boasting lovely views from the North and South, generous sizing, their own stunning modern ensuites and built-in robes to each. Truly a must see if you considering building your investment portfolio or perhaps your new home as the location of this wonderful property is one to be admired. Please understand that open times are subject to change, so check the website (allhomes.com.au) on the day of the scheduled open for any changes or cancellations. Property Features:

- Located close to the Amaroo shopping centre, local private and public schools, and walking distance to Moncrieff community park
- Two story, two-bedroom townhouse both bedrooms with their own ensuites
- Spacious open plan living areas
- Kitchen with stone benchtops and gas and electric cooking appliances, dishwasher and ample cupboard space, and handy powder room with a toilet
- Two car tandem garage with internal access
- Ground level courtyard and lovely North facing middle floor balcony
- Enterprise grade IT network. NBN connected. Fibre to premises
- Two Reverse cycle air-conditioning units
- Continuous flow hot water unit
- Townhouse size: 129m² including garage approx. 4m² balcony approx.
- Body corporate fee \$3,106.90 PA approx.
- Build year: 2019

Disclaimer: Whilst every effort has been made to ensure the accuracy of the above and attached information, no warranty is given by the agent, agency or vendor as to their accuracy. Interested parties should not rely on this information as representations of fact but must instead satisfy themselves by inspection or otherwise.