

13/6 Bon Scott Crescent, Moncrieff, ACT 2914

VERV

Townhouse For Sale

Wednesday, 24 April 2024

13/6 Bon Scott Crescent, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: Townhouse



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\$695,000+

Welcomed to the market is this stunning north-facing double-story townhouse situated in the 'Belford' complex in Moncrieff. Number 13 is a picture-perfect three-bedroom, two-bathroom residence. Located on the ground floor is a modern kitchen with ample storage, light-filled north-facing living and dining space, and a segregated master bedroom with a walk-in robe and ensuite. Upstairs you will find two bedrooms each featuring built-in robes and expansive windows to flood the rooms with natural light. Additionally, there's a convenient study nook suitable for a home office or relaxation area, along with a bathroom featuring a bathtub. Located within walking distance of local schools, and community parks and only a short drive to local shops, cafes and restaurants. Number 13 is an opportunity not to be missed. Features Include: • North facing • Gorgeous double-story home • Situated on a corner block • Timber flooring throughout and tiles in the kitchen and living area • Three generous bedrooms • Two bathrooms (main & ensuite) • Powder room downstairs for guests • Double garage with internal access, extra two car spaces outside (four cars in total) • Segregated master bedroom located on the ground floor with walk-in-robe, ensuite • Generous open-plan living area off the kitchen • Generous kitchen with stone benchtop, single sink, gas cooktop, electric oven quality stainless steel appliances, dishwasher and large island benchtop • Study nook upstairs • Ducted reverse cycle heating and cooling system • Separate laundry room downstairs with powder room • Established and low-maintenance garden EER: 6 stars Living: 124.50m² approx. Garage: 38.71m² approx. Porch: 3.48m² approx. Side courtyard: 15.05m² approx. Back courtyard: 43.34m² Block: 199m² approx. Year Built: 2019 Strata: \$637.49 per quarter approx. Rates: \$2,155.28 per annum approx. Land tax: \$2,818.71 approx. (paid only if investor)