

# 13 Warup Street, Moncrieff, ACT 2914



## Sold House

Saturday, 16 December 2023

13 Warup Street, Moncrieff, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 405 m2

Type: House



Aman Kaur

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Gurjant Singh

## Contact agent

New Door Properties proudly presents 13 Warup Street, Moncrieff, ACT is a truly stunning example of modern yet comfortable family space crafted to the highest of standards. This spectacular home was built in 2017 and 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 405m<sup>2</sup> parcel of land in one of Gungahlin's most desired suburbs. Family life was the focus when the generously sized family area at the heart of the home was planned and built. This is where the home embraces family life and friends, the light-filled space filled which extends into a large pergola to ensure every comfort and easy indoor/outdoor entertaining options. Alongside the living area, the home also offers a beautiful formal lounge as a comfortable entertaining space while simultaneously preserving privacy. You will never find a dull moment with LED lighting throughout the house. The kitchen is a work of art in its own right. Usable in design and complete with stainless steel appliances, some of the many features include 900mm gas cooktop, 900mm ducted rangehood and generous shelf space on beautiful stone benchtops. All of this is set just minutes from local schools, shops and picture-perfect parks in Moncrieff and the surrounding Gungahlin area. Enjoy a lifestyle second to none, in this finely crafted home, and idyllic location! Don't miss out the opportunity to own it. Look forward to seeing you in one of our next openings for inspection.

**Property Features:** 4 Bedrooms | 2 Bathroom | 2 Car garage - 405m<sup>2</sup> Block (approx.)

- Perfect family home complete with large master bedroom with built-in-robe and spacious ensuite.
- Three other spacious bedrooms with built-in-ropes
- Main bathroom comes complete with floor to ceiling tiles and a bathtub.
- Open plan living and dining and additional separate formal living area
- Magnificent kitchen showcases an enormous island bench, kitchen designed to be central of the home with functionality and convenience in mind
- Stone benchtops with extended island bench
- Stainless steel appliances including 900mm cooktop, 900mm ducted rangehood, oven and dishwasher
- Soft-close drawers and cupboards
- A large pergola
- Practical sized laundry
- Double car garage with electric doors, ample of storage and internal and rare access
- Solar panel connected for electricity @ 13.2 KW unity
- 6 security cameras
- Side entry access
- Easy maintenance front and back yards
- Ducted heating and cooling with separate zones
- Continues gas hot water system

• Moncrieff is located in North Gungahlin and is bound by Horse Park Drive. It is located approximately 5 Km north of the Gungahlin Town Centre

- Close drive to Gungahlin Centre, Amaroo shopping centre, or Casey Marketplace
- Proximity to very popular Moncrieff community recreation park and walking strips
- Proximity to Margaret Hendry School and Amaroo School
- Walking distance to public transport accessibility

**Property Details:**

- Living space: 143.40m<sup>2</sup> (approx.)
- Garage: 38.00m<sup>2</sup> (approx.)
- Pergola: 21m<sup>2</sup> (approx.)
- Block: 405.00m<sup>2</sup> (approx.)
- Built: 2017
- EER: 6 Stars

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