

135 Slim Dusty Circuit, Moncrieff, ACT 2914

STONE

Sold House

Friday, 18 August 2023

135 Slim Dusty Circuit, Moncrieff, ACT 2914

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 493 m2

Type: House



Jess Doolan
0262538220



Alex Ford
0262538220

\$1,085,000

This is an opportunity to enjoy life to the fullest in a large and beautiful luxury home which complements the requirements of any modern family. Opposite reserve and within proximity to multiple ponds, parks, walking & bike trails right on your doorstep, it really is the ultimate lifestyle. Spanning over 253.8sqm and parcelled on a 493sqm block, this home also features a tasteful and elegant aesthetic and has the perfect blend of versatility, style, comfort, and quality.

Features Overview:- North east facing living areas- Split-level floorplan, free-standing separate title home- High ceilings throughout- NBN connected FTTP- Age: Built in 2016- EER (Energy Efficiency Rating): 6.0 stars Sizes (Approx)- Internal Living: 195.80sqm - Alfresco/Deck: 15.5sqm- Porch: 3.1sqm- Garage: 39.40sqm- Total residence: 253.8sqm- Block: 493sqm Prices- Rates: \$750 per quarter- Land Tax (Investors only): \$1,060.50 per quarter- Conservative rental estimate (unfurnished): \$800 - \$820 per week

Inside:- Choice of two separate living areas with an abundance of natural light- High ceilings throughout and spacious proportions- Master suite with walk-in robe and ensuite- Spacious bedrooms all with built in robes. - Segregated fourth bedroom with ensuite, perfect for multi-generational families.- Custom designed, large open plan kitchen with stone waterfall bench- Ample storage throughout the kitchen - Quality fixtures and fittings, including 6 Burner gas cooktop- Custom walk-in pantry - Family area seamlessly flows to outdoor alfresco/deck.- Ducted reverse cycle heating and cooling, 5 zones which can be controlled via an app- Security cameras- Front door intercom

Outside:- Covered alfresco area perfect for entertaining.- Low maintenance, easy care yard - Side access- Ideally positioned opposite reserve with uninterrupted views- Clothesline with access from laundry door

Construction Information:- Flooring: Concrete slab on ground- External Walls: Predominately brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding - Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0 with reflective foil- Roof Insulation: Thermal insulation value approximately R-4.1 with anticon roof blanket

The suburb of Moncrieff is conveniently located to allow easy access to a range of facilities including several local parks, walking trails & the 'One Tree Hill' lookout. Not to mention having the ever-popular recreation park to entertain all ages. The Gungahlin Town Centre is also only minutes away and provides a whole host of further amenities.

Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jessdoolan@stonerealestate.com.au

Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.