

14/1 Hoffmann Street, Moncrieff, ACT 2914

Townhouse For Sale

Thursday, 6 June 2024

STONE

14/1 Hoffmann Street, Moncrieff, ACT 2914

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



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\$599,000+

Embrace contemporary living in this sleek 2-storey townhouse, offering a modern haven of comfort and style in the peaceful family-friendly location in Moncrieff. Step inside to discover a spacious living area downstairs, meticulously designed to maximise both functionality and aesthetic appeal. With its open layout and bright and high-quality design, this inviting space sets the stage for relaxed gatherings and everyday living. Upstairs you will find two large bedrooms flooded with natural light with both ensuite and the main bathroom enjoying high quality finishes. Outside, the yard is thoughtfully designed for low-maintenance upkeep, allowing for more time to enjoy the surroundings. All within moments to a host of local amenities including Moncrieff Recreational Park, Amaroo Shopping Centre, Casey Market Town, Taylor and Amaroo Schools and a short drive to the Gungahlin Town Centre. Features Overview:- North facing- Two storey floorplan- NBN connected with Fibre to the Premises (FTTP)- Age: 6 years (built in 2018)- EER (Energy Efficiency Rating): 6.0 Stars Development Information:- Name of development: Carramar- Number of buildings in development: 42- Strata management: LMM Sizes (Approx.)- Internal Living: 93.58 sqm (Lower Level: 49.78 sqm + Upper Level: 43.80 sqm)- Garage: 21.30 sqm- Total residence: 114.88 sqm Prices:- Strata levies/Community title: \$397.50 per quarter- Rates: \$559 per quarter- Land Tax (Investors only): \$546.61 per quarter, approx.- Conservative rental estimate (unfurnished): \$530-\$550 per week Inside:- Open plan kitchen layout looking over the living and dining space- Spacious kitchen with quality appliances and ample storage- European laundry- Both bedrooms with built in mirror robes, ensuite to the master- Large main bathroom with quality finishes- Quality window furnishings, including honeycomb blinds and plantation shutters- Internal access to garage Outside:- Single car garage - Low maintenance courtyard- Just a moments walk to Moncrieff Recreational Park Construction Information:- Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level- External Walls: Brick veneer to the ground floor and compressed fibro cladding to the upper floor area(s)- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete tiles and colorbond roof cladding- Window Glazing: Double glazed windows The suburb of Moncrieff is conveniently located to allow easy access to a range of facilities including a number of 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. If you would like an inspection outside of these times please email us at: jessdoolan@stonerealestate.com.au. Disclaimer: The material and information contained within this marketing is 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 to make further enquiries.