

14 Balsillie Crescent, Monash, ACT 2904



House For Sale

Saturday, 24 February 2024

14 Balsillie Crescent, Monash, ACT 2904

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Sandra Maciunas

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Auction

Auction Location: On-Site Nestled in a highly sought-after, tree lined street, this beautiful residence offers the perfect blend of comfort, convenience and style. As you enter through the wide entry, the formal lounge with downlights, floor to ceiling windows and timber floors, is light, bright and inviting and flows seamlessly into the dining area, again, a spacious room with a very chic feel. Adjacent to the dining area, the well-appointed gas kitchen with dishwasher and breakfast bar overlooks the rumpus room with study nook. This room offers a versatile space as a home office, children's playroom or second lounge, the possibilities are endless. All three bedrooms are of great size and come with built-in robes. The master bedroom, positioned at the front of the home, enjoys the luxury of an ensuite bathroom and the full-sized bathroom with bath services bedrooms 2 and 3. Stay comfortable all year round with ducted gas heating, evaporative cooling and a split system in the master bedroom and family room. Security shutters to windows also assist with protection from the elements while providing safety, style and security. Step outside onto the expansive entertaining area, where you can entertain family and friends while the low-maintenance gardens provide the perfect space for play equipment or large gatherings on the rear lawn. A spacious double garage with roller doors and further secure parking space behind the side gates allows room for a caravan, boat or extra cars. This home is conveniently located close to Erindale and South Point Shopping centres, offering an array of shopping and dining options. Public transport is easily accessible, and you have a choice of schools in the vicinity, making it the ideal place for families.

Features Include:

- Multiple living areas
- Lounge and dine with downlights, floor to ceiling windows and split system
- Kitchen with dishwasher and breakfast bar
- Three good sized bedrooms with BIR
- Master BIR, ensuite and split system
- Ducted gas heating, evaporative cooling + split systems
- Large outdoor entertaining area
- Easy care gardens
- Double garage with roller doors and off-street parking
- Security Shutters
- Located close to schools and shopping

Property Information: Living size: 133 sqm Block size: 756 sqm Rates: \$2,914 pa Land Tax if required: \$4,832 pa Year Built: 1991 EER: 3

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