

14 Limb Circuit, Moncrieff, ACT 2914

STONE

Sold House

Monday, 14 August 2023

14 Limb Circuit, Moncrieff, ACT 2914

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 388 m²

Type: House

Contact agent

An effortless combination of style and functionality delivers a great family lifestyle in this modern 280.90sqm residence. Designed to provide a relaxed haven for the entertainer with ample space for larger families, this home offers you the ideal location, practicality and all-year-round comfort. Just moments to Amaroo Shopping Village, Amaroo School, Moncrieff Community Recreational Park and more!

Features Overview:

- North facing to the rear
- Single level floorplan, free standing separate title home
- NBN connected
- Age: Built in 2020
- EER (Energy Efficiency Rating): 5.0 Stars
- Sizes (Approx)
- Internal Living: 100.90sqm (upper level) + 122.50 sqm (lower level)
- Alfresco: 12.2sqm
- Front porch: 3.8sqm
- Garage: 41.50sqm
- Total residence: 280.90sqm
- Block: 388 sqm

Prices- Rates: \$617 per quarter

Land Tax (Investors only): \$945.75 per quarter

Currently tenanted on a periodic lease at \$850 per week

Inside:

- High quality inclusions
- Versatile floorplan, with choice of three separate living areas
- Open plan kitchen area opens to living and dining space
- Downstairs powder room
- Five spacious bedrooms with built in robes, master with walk in robe and ensuite
- Main bathroom with separate bath and shower, floor to ceiling tiles
- Double garage with internal access
- Ample storage throughout

Outside:

- Outdoor pergola area
- Private yard
- Side access, perfect for boats, trailers, caravans

Construction Information:

- Flooring: Concrete slab to the ground floor level. Timber floor framing to the upper floor level
- External Walls: Brick veneer and compressed cladding
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Concrete roof tiles
- Fascia: Colorbond fascia
- Gutters: Colorbond gutters
- Window Frames: Predominantly aluminium window frames
- Window Glazing: Single glazed windows

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 on: jessdoolan@stonerealestate.com.au

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