

# 15 Lester Terrace, Moncrieff, ACT 2914

## House For Sale

Wednesday, 12 June 2024



15 Lester Terrace, Moncrieff, ACT 2914

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 472 m2

Type: House



Anish Sebastian  
0450865524

**\$1,199,000+**

A grand and cosy residence showcasing an exquisite design filled with comfort and charm, this home is now move in ready for its new owners, this is an exceptionally rare offering to the market. Privately presented on a 472m<sup>2</sup> battle axe block and boasting a commanding facade with reserve views, the home's warmth and stature is evident from the moment you enter. This home is all about the family, with a large quartet of bedrooms and multiple living areas which combine well with the functional gourmet kitchen and pantry, vast bench and storage space, 5 burner 900mm gas cooktop, electric oven and dishwasher. Thoughtfully designed, the home is complete with four bedrooms, your choice of two master bedrooms. One master bedroom with built in robe, adjoining bathroom and a separate entrance, making the perfect studio or home office, the second featuring walk in robe and an ensuite. The home's two other bedrooms have built in robes with large windows that invite picturesque views of the outdoors reserve. Main bathroom with double vanity has free standing bath tub and powder room is separately located next to them. Home theatre with dark colour theme has got projector and screen installed, as well as block out curtains with led lighting bulkhead. Outdoors, the rear alfresco is the perfect entertaining area. Surrounded by easy care, established gardens, this whisper quiet setting is ideal for spending time with guests. This superb location is an easy walk to quality local schools, Amaroo shops and the nature offerings of Moncrieff and surrounds. This is truly a home not to miss!

Features:- Beautifully presented four-bedroom ensuite home on a private and secure battle-axe block siding reserve- Master bedroom with ensuite- Second master with outdoor access and an adjoining bathroom- Home theatre / Rumpus room- Ducted reverse-cycle air conditioning/heating- Double glazed windows- Gourmet Kitchen with modern appliances- Waterproof vinyl flooring- Colorbond fencing with side gate access to the reserve- Artificial turf in the backyard- Double garage with an automatic door- 13.6 KW Solar System- Instant gas hot water system- NBN installed- Attractive facade for instant appeal

Living area: 244.2m<sup>2</sup> approx. Block size: 472m<sup>2</sup> approx. Year Built: 2017 Rates: \$678.03 per quatre approx. Land Tax: \$1089.77 per quatre approx. All figures are approximate. For further details, please contact Anish by submitting an enquiry below or calling on 0450865524. Disclaimer: Confidence Real Estate and the vendor cannot warrant the accuracy on the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.