

**16/30 Bon Scott Crescent, Moncrieff, ACT 2914**

STONE

**Sold Townhouse**

Sunday, 13 August 2023

16/30 Bon Scott Crescent, Moncrieff, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 161 m<sup>2</sup>**

**Type: Townhouse**



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**\$650,000**

This stunning multi-storey residence features open-plan living, a functional kitchen with loads of storage and a private courtyard and balcony. Two large bedrooms both with robes and the main with an ensuite, a well-appointed bathroom and a segregated room upstairs that makes the perfect 3rd bedroom, study or multi-purpose room. Designed with a young family in mind, this modern home will suit young home buyers looking to enter the market wisely or an investor seeking to capitalise on a great location with strong rental interest. Features Overview:- Multi-level floorplan- NBN connected with FTTP- Age: 4 years (built in 2019)- Units plan number: 4635- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: The Park- Number of buildings in development: 31- Strata management: ACT Strata Sizes (Approx)- Internal Living: 109.83 sqm- Balcony: 4.05 sqm- Garage: 47.31 sqm- Total residence: 161.19 sqm Prices- Strata Levies: \$965.00 per quarter- Rates: \$404.5 per quarter- Land Tax (Investors only): \$535 per quarter- Conservative rental estimate (unfurnished): \$630 - \$650 per week Inside:- Master bedroom with a built-in robe that provides a mirrored door and ensuite with floor-to-ceiling tiles- Spacious 2nd bedroom with built-in robe - Segregated upstairs 3rd bedroom/study/multi-purpose room with built-in robe- Main bathroom with large bath and floor-to-ceiling tiles- Spacious living room with glass sliding doors through to the balcony- Front dining room- Modern kitchen with ample storage, island bench and quality appliances- Extra W/C on the main floor- Instantaneous gas hot water- 3 x Split systems installed in the main living area and in bedrooms 1 and 2- European-style laundry- Double-car garage with internal access Outside:- Front, fully enclosed courtyard with external gate access - Easy to maintain complex directly across from the popular Moncrieff playground- Back balcony located off the living room- Communal BBQ and sitting area with a large grass courtyard- Garbage shed Construction Information:- Flooring: Concrete slab on the ground to the ground floor level. Timber joists to the upper floor level- External Walls: Predominately brick veneer & compressed cladding- Roof Framing: Timber truss roof framing- Roof Cladding: Metal decking roof cladding- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: 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 at: [jesssmith@stonerealestate.com.au](mailto:jesssmith@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.