

16 Yamma Way, Moncrieff, ACT 2914

Sold House

Friday, 1 September 2023



16 Yamma Way, Moncrieff, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Anish Sebastian
0450865524

\$1,080,000

This modern residence will showcase spacious bedrooms and living spaces to enhance your comfort and ease of living. Positioned on a 457m² plot, the property offers pleasing hillside views and picturesque surroundings. The front of the charming home features a sizable separate living room, ideal for hosting guests, while the rear is designed for more private family living. The hallway leads to the master bedroom, complete with a generously proportioned ensuite and walk-in closet. The home's design promotes ample natural light and airflow, further supported by ducted reverse air conditioning for year-round comfort. The rear section of the house boasts an elegant kitchen furnished with high-quality stainless-steel appliances. This kitchen opens to a spacious family room and an adjacent sun-drenched north-facing alfresco area, perfect for both family enjoyment and entertaining guests. The main bathroom area includes a separate toilet and an additional corner for convenient hand washing. The laundry area is generously sized, offering ample cupboard space, and the large double garage easily accommodates two cars and additional items. Conveniently situated in the heart of Moncrieff, the property is only minutes away from both the City and the bustling town centre of Gungahlin. Residents have easy access to vibrant entertainment areas, nightlife, exquisite dining, and the growing range of lifestyle amenities available in the new vicinity.

Features:

- Master bedroom with en-suite & WIR
- Master is segregated at the front of the house from rest of the bedroom
- Generous size remaining bedroom with BIR
- Main bathroom with bathtub
- Separate powder room
- Kitchen with modern appliances
- Stainless steel appliances
- Tiled kitchen splash back
- Gas cooktop & electric fan forced oven
- Double glazed window
- Ceramic Tiles
- Quality carpets
- Roller Blinds throughout
- Ducted reverse-cycle heating & cooling system
- Gas hot water system
- 6.6 KW solar system
- Security system
- Attached double garage with internal access
- Combination of metal & timber fencing
- Rainwater tank

Year Built: 2019 EER: 6 stars Block size: 457 sqm approx. Total House size: 244.5 sqm approx. Rates: \$701 per quarter approx Land Tax: \$1,143.5 per quarter approx (for investors only) Call Anish on 0450865524 before you miss out!