

# 17 Ashcroft Crescent, Monash, ACT 2904

## Sold House

Thursday, 11 April 2024

17 Ashcroft Crescent, Monash, ACT 2904

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1069 m2**

**Type: House**



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## Contact agent

Welcome to your dream family home! McIntyre Property are proud to present 17 Ashcroft Crescent, Monash. Immaculately maintained and renovated with love and care, this property exudes warmth and attention to detail from front to back. As you step onto the premises, you'll instantly appreciate the meticulous upgrades and upkeep performed by the current owners. Boasting a functional floor plan, the journey begins with a bright formal lounge and dining area, setting the tone for elegant gatherings and cozy evenings. Transition seamlessly into the spacious kitchen, a culinary haven equipped with a large island bench perfect for casual dining, a high-end freestanding oven and gas cooktop, a wine fridge, and a dishwasher for convenience. Ample cupboard and bench space ensure effortless meal preparation and storage. Adjacent to the kitchen lies the open-plan family/meals area, where you can keep an eye on loved ones while whipping up your favourite recipes. Need more space to unwind? Step into the generously sized rumpus room, offering versatility and privacy when desired. Retreat to the bedrooms, each generously proportioned and featuring built-in robes for added functionality. The master suite is a sanctuary unto itself, boasting a spacious bedroom, and renovated ensuite bathroom, and walk-in robes for your comfort and convenience. The family bathroom has also been renovated with quality fixtures and fittings that you would expect in the quality of this home, both of the bathrooms feature underfloor heating. Stay cozy in winter and cool in summer with ducted heating and cooling, while simultaneously reducing your energy bills with the included solar array. Outside, discover a sprawling 1069sqm block, providing ample space for outdoor entertainment and recreation. Gather with family and friends under the expansive pergola, while the kids and pets frolic on the lush, grassed area. For your convenience, an oversized double garage with roller door access to the backyard offers secure parking, with additional off-street space available. Whether you have a boat, caravan, or trailer, there's ample room to accommodate your lifestyle needs. Situated close to a selection of schools and with easy access to Erindale and South Point shopping centres, this home offers the perfect blend of convenience and comfort. Public transport options nearby ensure hassle-free commuting. Don't miss out on the opportunity to make this your forever home. Contact us today to arrange a viewing and experience the epitome of family living!

**Features Include:**

- Formal lounge and dining room
- Fantastic kitchen with wine fridge and free-standing oven and cooktop
- Open plan kitchen, family and meals area
- Great rumpus room, that can be closed off
- Four good sized bedrooms all with BIR
- Master bedroom is segregated with ensuite and WIR
- Ducted heating and cooling
- Renovated laundry and bathrooms
- Solar array
- Generous entertaining area
- Double garage with backyard access and plenty of off-street parking
- Space to park a boat, caravan or trailer
- Excellent location

**Outgoings & Property Information:** Living size: 250.10 sqm Block size: 1069 sqm Garage size: 57.87 sqm UCV: \$600,000 Rates: \$3,494 per annum Land tax (if rented): \$5,398 per annum Year Built: 1992 EER: 3.0

**Disclaimer:** Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.