

17 Lavery Place, Monash, ACT 2904



Sold House

Wednesday, 11 October 2023

17 Lavery Place, Monash, ACT 2904

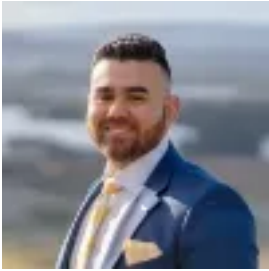
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1086 m2

Type: House



Sebastian Gutierrez
0422184992



Joshua Gutierrez
0431674662

\$768,000

Elevate your living in this charming 3-bedroom residence designed perfectly to replicate practicality and comfort. Located in the heart suburb of Monash, experience the benefits of living just minutes drive away from South Point Shopping Centre, local schools and many nearby nature facilities such as Lake Tuggeranong and Murrumbidgee Discovery Track. Ideal for any growing family, local residents looking to upgrade, or the savvy investor seeking an addition to their portfolio, this stunning property is sure to tick all the right boxes and more. The internal layout has been expertly designed and upgraded to cater to your lifestyle and provides plenty of space to spread out with lots of comfort. The multiple living areas allow you the opportunity to create a relaxing environment for day-to-day living, as well as a practical area for hosting guests. The property also caters to large greenspace around the entire home and pergola area for outdoor entertaining. The kitchen offers a practical layout to cook homemade meals to the highest level possible. Offering you quality stainless steel appliances, plenty of cupboard and bench space for easy and simple meal preparation. In addition, the breakfast bar also provides extra bench space and is ideal for meals on the go. Well positioned, all 3 bedrooms are well-sized for year-round comfort and all include a built in robe with floor length mirrors. The generously sized bathroom offers you a practical area for everyday usage, with separate toilet to ensure no one is ever inconvenienced. The property also offers you a grand lifestyle with a generous outdoor greenspace for the kids to play. Additionally, this Monash gem caters to a large open driveway at the front of the home allowing numerous open car accommodations. In this desirable location, you'll always be spoiled for choice of living. If you have further questions or wish to inspect this stunning home, please feel more than welcome to contact Sebastian Gutierrez on 0422 184 992 or Joshua Gutierrez 0431 674 662. We're more than happy to help you with your journey to find the perfect home. Features include: • Roller shutters • Solar panels • Above average building report • Converted garage to entertaining area • Multiple living areas • Pergola area • Newly painted • Ducted gas heating • Ducted evaporative cooling • "U" shaped kitchen with 40mm island benchtops • Stainless steel kitchen appliances • 5 burner cooktop • Electric oven • Externally ducted rangehood • Westinghouse dishwasher • Timber flooring • Main bedroom with large built-in robe • Repointed bathroom • Generously sized bedrooms • Laundry room • Linen closet • Low maintenance garden • Two car accommodation • Storage sheds • Battle axe block • Vacant possession (no tenancy agreements) Key figures: • Living area: 117m² • Block size: 1086m² • Rates: \$2,486 p.a (approx.) • Land tax: \$3,825 p.a (approx.) (If rented) • EER: 1.5 Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.