

**2/81 Monaro Crescent, Griffith, ACT 2603**



**House For Sale**

Saturday, 18 November 2023

2/81 Monaro Crescent, Griffith, ACT 2603

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 465 m2**

**Type: House**



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## AUCTION

Perfectly centred in the heart of a beloved Inner-South enclave, surrounded by quality schooling, chic and unique local shops, parks, and with both Manuka and Kingston close by, this spacious dual occupancy home presents the perfect opportunity to enjoy all that this family friendly locale has to offer. Peacefully set back from the street, the home enjoys spacious, light-filled living spaces that include a large open plan living and dining, as well as a connected family/kitchen hub that flows out to the generous paved alfresco entertaining space. The large kitchen is well positioned for connected entertaining and boasts a gas hob, stone bench tops, breakfast bar, dishwasher, and lots of storage throughout. All three bedrooms have built-in robes, the main suite also benefitting from an ensuite complete with frameless shower, floor to ceiling tiling and quality, unique storage. The main bathroom has a full-size bathtub and separate shower, with a separate toilet and large internal laundry completing the internal amenity of the home. A single undercover carport and garden shed also add to the home, nestled amongst private, low maintenance grounds and ready to welcome new owners to this premier, highly sought-after community.\* 3 bedrooms, 2 bathrooms, and single undercover carport on 465sqm dual occupancy allotment\* Large open plan living and dining with leafy outlooks + well connected family/kitchen hub, flowing out to paved alfresco entertaining\* Spacious kitchen featuring stone benchtops, breakfast bar, gas hob, dishwasher, tiled splashback, and plenty of storage throughout\* Main bedroom enjoying both built-in robe and ensuite, complete with frameless shower, designer tiling and good storage solutions + 2 additional bedrooms, both with built-ins\* Main bathroom with bathtub, convenient separate toilet, and internal laundry with additional storage\* Recently upgraded electric ducted reverse cycle air conditioning \* Single undercover carport + garden shed\* Currently tenanted until Feb 2024 at \$860pw Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.