

# 2 Slim Dusty Circuit, Moncrieff, ACT 2914

## House For Sale

Thursday, 16 May 2024



2 Slim Dusty Circuit, Moncrieff, ACT 2914

Bedrooms: 4

Bathrooms: 3

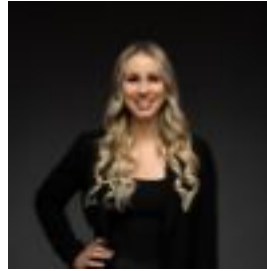
Parkings: 2

Area: 535 m2

Type: House



Tom Wiggins  
0468771763



Jaimy Butler  
0411957736

## By Negotiation

What you see: Eye-catching design and details finished to the highest standard creating the perfect family home. Bordered by reserve, north-facing to the key areas of the home, with a seamless connection between spaces for the family to enjoy. What we see: Everything on the wish list. See more: Near new architecturally designed north-facing residence. Bespoke detail and finishes throughout Chef's kitchen with stone waterfall benchtops and ample storage. Miele appliances include convection oven, combined steam and microwave oven, cooktop and integrated refrigerator. Butler's pantry features freestanding oven, dishwasher, refrigerator and freezer. Formal and informal living spaces with feature fireplace. Master bedroom with dressing room and ensuite. Ensuite features floor-to-ceiling tiles, bidet toilet and waterfall shower system. Guest suite includes walk-in robe and ensuite. Two additional bedrooms with built-in robes. Bathroom features custom joinery and waterfall shower system. Ducted and zoned reverse cycle air conditioning. UPVC double-glazed windows and sliding doors. Remote-controlled window furnishings throughout. Integrated outdoor entertaining area with kitchen. Low-maintenance landscaped and manicured yards. Security system. Large double garage with additional storage. 13KW solar system. Elevated dress circle position siding reserve. Total house area: 290m<sup>2</sup>. Living: 221m<sup>2</sup>. Garage: 44m<sup>2</sup>. Alfresco: 25m<sup>2</sup>. Block: 535m<sup>2</sup>. Built: 2022. EER: 6.0. Rates: \$2,911 p.a. Land tax: \$4,822 p.a. Rental appraisal: \$950 - \$1,100 p.w. Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim 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 to make further enquiries.