

# 20 Shearston Street, Moncrieff, ACT 2914

## House For Sale

Friday, 3 May 2024

20 Shearston Street, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 227 m2

Type: House



Varun Dhand



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## Offers Above \$779,000

Located in a serene suburban neighborhood, 20 Shearston Street is a charming home ideal for families or those looking to downsize. This property boasts a peaceful setting, situated across from a beautiful park, providing a picturesque backdrop for daily living. Upon entering, you are welcomed into an open-plan living and kitchen area that exudes a bright and airy ambiance. The modern gourmet kitchen features quality appliances, including a Fisher & Paykel gas cooktop and oven and a Bosch dishwasher. With ample bench space and extra cupboard space, this kitchen is a chef's delight. The home offers three generously sized bedrooms, each equipped with built-in sliding robes for ample storage. What sets these bedrooms apart is their convenient access to the backyard, allowing for seamless indoor-outdoor living. The plush carpet in the bedrooms adds a touch of luxury, while the timber flooring in the living area and kitchen adds warmth and character to the space. Conveniently located, this property is within walking distance of nature reserves, parks, and essential amenities. The Moncrieff Community Recreational Park, located nearby, offers an abundance of parklands, ponds, walking trails, and cycling tracks, ensuring there are new adventures waiting every weekend.

Property features:- Fisher & Paykel gas cooktop- Fisher & Paykel oven- Bosch dishwasher- Three bedrooms and two bathrooms- Modern kitchen with stainless-steel appliances, ample bench space and extra cupboard space- Open plan main living and dining with sliding door access to the outdoor courtyard area- Plush carpet in all bedrooms- Timber flooring in living area and kitchen- All bedrooms have rear access- Linen storage cupboard- Reverse cycle heat and cool- Single garage with roller door- Low-maintenance back courtyard- Private front courtyard- Walking distance from nature reserves and parks- Positioned on a quiet suburban street with nature view

Property Information:- EER: 6.0- Living area: 105.2m<sup>2</sup> approx.- Block size: 227.1m<sup>2</sup> approx.- Garage size: 20.1m<sup>2</sup> approx.- Rates: \$2240 per annum approx.- Land tax: \$2850 approx. (for investors only)- Built: 2017- Expected Rental returns: \$650 to \$700 per week. Don't miss out on the opportunity to make 20 Shearston Street, Moncrieff your new address!

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.