

**21/2 Hoffmann Street, Moncrieff, ACT 2914**



**Sold Townhouse**

Monday, 14 August 2023

21/2 Hoffmann Street, Moncrieff, ACT 2914

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

**\$620,000**

AUCTION 21st June, 6pm, LJ Hooker Canberra City Office, City Walk Bidding Guide - \$599,000+Introducing a stunning and modern townhouse that effortlessly combines style, convenience, and comfort. This three and a half year-old property boasts two large bedrooms, each accompanied by its own ensuite bathroom, ensuring privacy and convenience for all occupants. Step inside and be greeted by a contemporary interior, designed with meticulous attention to detail. The open floor plan seamlessly integrates the living, dining, and kitchen areas, creating a spacious and inviting atmosphere perfect for entertaining guests or relaxing with family. The kitchen itself is a culinary enthusiast's dream, featuring sleek countertops, high-end appliances, and ample storage space. Prepare your favorite meals with ease while enjoying the company of loved ones in the adjacent dining area. As you make your way upstairs, you'll discover two generously sized bedrooms, each complete with its own ensuite bathroom. These private retreats provide the perfect sanctuary to unwind and rejuvenate after a long day. The modern finishes and thoughtfully designed layouts in each ensuite create an elegant and luxurious atmosphere. In addition to the comfortable living spaces, this townhouse offers a tandem garage, providing secure parking for two vehicles and extra storage space for your convenience. Location-wise, this property excels with its prime position within walking distance to shops and playgrounds. Enjoy the convenience of having amenities and entertainment options just a short stroll away, making everyday life a breeze. Overall, this three and a half year-old townhouse presents an exceptional opportunity to own a contemporary, stylish, and well-appointed property. Its spacious bedrooms with ensuite bathrooms, tandem garage, and proximity to shops and playgrounds make it an ideal choice for those seeking a modern and convenient lifestyle. Don't miss out on this remarkable home. Contact us today to arrange a viewing. Rates: \$2,299 p.a approx Land Tax: \$2,929 p.a. approx. Body Corp: \$2,387 p.a. approx. EER: 6 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.