

**22/1 Hoffman Street, Moncrieff, ACT 2914**



**Townhouse For Sale**

Monday, 15 January 2024

22/1 Hoffman Street, Moncrieff, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Nicola Brady



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**\$735,000+**

Located on the corner end of the sought after complex of 'Carramar', this double storey townhouse is lovely and bright. Downstairs you'll find the expansive tiled living area that opens out onto a large private courtyard with a faux lawn area and shrubs. The perfect spot to sit and relax! An open plan kitchen provides plenty of cupboard space, stone bench top, double sink, stainless steel under bench oven and gas hotplates. There's also a separate laundry in addition to a third guest toilet. Upstairs is full of natural light and there's a large study area located on the landing and 3 generously sized bedrooms. The master bedroom enjoys a spacious ensuite and walk in robe. The other bedrooms also have built in wardrobes. Reverse cycle Heating and cooling along with an Energy Efficiency rating of 6, keeps the home very comfortable all year around. Parking is easy with a double automated garage plus internal access. There's also visitor parking in the complex and street parking for your guests. It's perfect for both an owner/occupier or an investor. Main Features Include: •3 bedrooms•Open study upstairs•Walk in robe•Built in robes•Ensuite•Modern main bathroom•Tiled living area•Plush carpet in upstairs bedrooms•Lovely and bright•Ducted reverse cycle heating/air-conditioning•Lovely courtyard garden with faux lawn •Double garage with internal access•End of the complex •Spacious living/dining area•Roller blinds •Open plan kitchen•Stainless steel gas hotplates•Stone benchtop•Microwave shelf•Double sink•Under bench stainless steel oven•Separate laundry •Third toilet located downstairs off the laundry Dimensions 76.89 - Upper residence 47.98 - Lower residence 124.87 - Living space 37.41 - Garage 162.28 - Total \$630-\$650 - Potential rent per week Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided. Please note: It is a condition of entry that you will be required to provide your contact details when inspecting this property. You may be asked to remove your shoes.