

22/363 Mirrabei Drive, Moncrieff, ACT 2914



Sold Townhouse

Monday, 14 August 2023

22/363 Mirrabei Drive, Moncrieff, ACT 2914

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Aliza Cole

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Contact agent

Excellent opportunity for a first home buyer, down sizer or investor to acquire this cleverly designed modern two bedroom townhouse. This property promises an easy care lifestyle and has been designed with functionality, style & quality in mind. Architecturally designed with contemporary inclusions on display, the well-appointed kitchen features stone bench-tops, gas cooktop and an integrated dishwasher with an open plan living/dining area that extends through to the courtyard, ready for you to enjoy. The suburb of Moncrieff is conveniently located to allow easy access to a range of facilities including a number of local parks, walking trails & the "One Tree Hill" lookout. The Gungahlin Town Centre is also only minutes away and provides a whole host of further amenities. The "Maison" complex is an outstanding boutique development, which translates to a special "Welcome Home". These architecturally designed townhouses offer the highest level of comfort, where the latest technology meets innovation and environmentally smart building options. The Owners' Favourite Part: The location and rental return made it the perfect investment. Features include:- 104m² of total internal living- 3kw solar panel system- Integrated iPad technology- Additional powder room on ground floor- Double glazing- Crimsafe security screens- Kitchen with 4 burner gas cooktop- Stainless steel dishwasher & oven- Built in microwave- Built in wardrobes- Bathroom with floor to ceiling tiles- Communal bbq and pool area.- Pet friendly complex- Sunny and spacious open plan floorplan great for entertaining- Quality fixtures and fittings throughout Particulars (all approx.): - Living: 83m²- Courtyard: 24m²- EER: 6- Year Built: 2017- Body Corporate: \$414.75 pq- Council Rates: \$1,803.26pa (approx)- Land Tax: \$2,163.18pa - Rental pw: \$570- Currently leased until 20/10/23