

23/1 Hoffmann Street, Moncrieff, ACT 2914

LUTON

Sold Townhouse

Wednesday, 13 September 2023

23/1 Hoffmann Street, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Welcome to 23/1 Hoffmann Street in Moncrieff, a stunning 3-bedroom, 2-bathroom townhouse with internal access to a secure double lock up garage. Step inside and discover the inviting open-plan kitchen and living area, exuding elegance and style. The spacious and well-designed ground floor plan offers ample space for entertaining guests or enjoying leisurely evenings and weekends. Open the sliding doors to access the courtyard where you can bask in the evening sun as it sets for the day. The townhouse features a European laundry discretely tucked neatly under the stairs and a convenient storage nook for your belongings. A big plus is the secure double lock-up garage with internal access ensuring a hassle-free arrival when you return home. As you make your way up the stairs, you'll find three well-sized bedrooms, each equipped with built-in robes and carpets. The master bedroom is a standout feature, boasting an ensuite bathroom and a practical walk-in robe, providing ample storage space for your clothing and belongings. Additionally, there is a separate bathroom on this level containing both a bath and a shower. This setup ensures that the property provides a comfortable and functional living space, particularly in the private quarters, with well-appointed bedrooms and bathrooms. This elegant and practical townhouse is attractive for first home buyers, professionals, and savvy investors alike. Could this be your next property? Property Features: Construction: 2018 EER: 6.0 Stars Rates: \$625.53/quarter Approx. Body corporate is \$466.97/quarter Approx. Rental Appraisal: \$600 - \$650/Week Living size: Ground floor: 50.61m² Approx. Upper Floor: 63.89m² Approx. Garage: 40.68m² Approx. Total: 155.18m² Approx. Features: Master bedroom with walk-in robe and ensuite Spacious bedrooms with built-in robes Light-filled open plan living and dining Double glazed windows Ducted reverse cycle heating and cooling Modern kitchen appliances with ample storage space and breakfast bar Gas cooktop Electric oven Dishwasher European laundry Storage under the stairs Double car garage with remote controlled door and internal access Easy to maintain courtyard Close to schools and public transport