

23/12 Dulcie Holland Crescent, Moncrieff, ACT 2914



**Sold Townhouse**

Friday, 19 April 2024

23/12 Dulcie Holland Crescent, Moncrieff, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Kammy Singh  
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Happy Singh

**\$692,000**

Hawk Real Estate Produly presenting this impeccably maintained 3-bedroom townhouse boasts an exceptional level of spaciousness, thoughtfully spread across three well-designed levels. On the ground floor, you'll find a generously sized double garage, a convenient storage room, a fully equipped laundry, and a handy toilet/powder room. The middle level features an expansive open-plan layout encompassing and modern style kitchen, living, and dining areas, complemented by both front and back balconies for added versatility. Ascending to the top floor, you'll discover three bedrooms, each equipped with built-in robes, alongside an ensuite, a main bathroom, and a generously proportioned linen cupboard. Outside, an outward-facing courtyard provides a secure and private outdoor retreat. The suburb of Moncrieff is conveniently located to allow easy access to a range of facilities including several local parks, walking trails & the 'One Tree Hill' lookout. Not to mention having the ever-popular recreation park to entertain all ages. The Gungahlin town centre is also only minutes away and provides a whole host of further amenities. Features Includes :Spacious 3 bedrooms built-in robes and Master with ensuite 2 Modern Style Bathrooms Upstairs linen cupboard Open-plan living Study nook off the kitchen and living area Spacious living room with glass sliding doors through to the large front balcony Modern kitchen with quality appliances, ample storage space and breakfast bar Dining space with glass sliding doors through to the French balcony Double-car garage with internal access Ducted reverse cycle heating and cooling Laundry and storage room with W/C Double garage with internal access Easy to maintain front courtyard Spacious Back balcony Large front balcony with beautiful views of Mount Taylor EER 5 star Prices- Strata Levies: Approx. \$714 per quarter- Rates: Approx. \$517 per quarter- Land Tax (Investors only): Approx. \$527 per quarter- Conservative rental estimate (unfurnished): Approx. \$600 - \$650 per week DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary to satisfy themselves with any pertinent matters.