

# 23 Alabaster Street, Monash, ACT 2904



## House For Sale

Sunday, 10 March 2024

23 Alabaster Street, Monash, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 731 m<sup>2</sup>

Type: House



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**\$970,000**

This inviting family friendly residence is nestled in a serene, tightly held loop street with quiet surrounds. The position is just a short 200m away from Monash Primary School, conveniently placed in the same street. Additionally, residents benefit from the convenience of being within walking distance to Erindale Shopping Centre and a mere 10-minute drive to SouthPoint and Westfield Woden. This is the perfect lifestyle for families, the neighbourhood boasts a welcoming atmosphere with its peaceful surroundings and proximity to essential amenities. This location will not disappoint! As you step into the outdoors, you'll be greeted by a stunning backyard, equipped with a huge pergola that extends to an additional paved space, ideal for a firepit setup. Adjoining this is a spacious grassed area providing ample room for a kids play area and trampoline all visible from the hub of the home. This property also features a double carport with a secure remote door and gate entry into the backyard. Whether you enjoy a private backyard, entertaining or a safe space for kids, there is something for everyone. The home itself presents a spacious haven for family living with a north-facing hub, flooding the interior with natural light and providing a lush, private outlook. With four bedrooms, two generous size living areas and a multi purpose room, there's plenty of space for larger families. The additional room is perfect for a media room ready for Netflix and chill at your own leisure! Both the ensuite and bathroom have been renovated adding a touch of luxury. Three of four bedrooms have built-in robes providing convenient storage and there is a walk-in robe in the master bedroom adding to the room's appeal. Additionally, the property has been freshly painted, has new carpet and timber vinyl flooring ready to move straight in! Don't miss this functional, beautiful family home!

**Property Features:**

- Tightly held location with quiet surrounds
- Nestled on a family friendly 731 square metre block
- Lush grassed area, spacious paved area for entertaining plus a garden shed
- Two spacious living areas with private garden outlooks
- North facing kitchen/family room area
- Functional floor plan of 171.81 square metres
- Jennings build with double hung windows in front facade and inviting entry
- New carpet and timber vinyl flooring
- Updated window treatments in some areas
- Freshly painted throughout
- Updated kitchen with granite benchtops, dishwasher and pantry
- Ducted gas heating
- Ducted reverse cycle heating and air conditioning
- Spacious master bedroom with walk in robe and renovated ensuite
- Three of four bedrooms have built in robes
- Renovated bathroom with separate toilet
- Multi purpose room, used as a media room
- Double carport with remote control door
- 200 metres to Monash Primary School and local oval
- Walking distance to Erindale Shopping Centre
- In close proximity to Trinity Christian School, St Mary MacKillop College and Wanniasa High School
- Short drive to South.Point Tuggeranong and Westfield Woden

Flexible inspections can be arranged at a time to suit you. Contact Natalie on 0405 313 901 more for details and inspections.