

# 24/6 Bon Scott Crescent, Moncrieff, ACT 2914

## Townhouse For Sale

Wednesday, 22 November 2023

STONE

24/6 Bon Scott Crescent, Moncrieff, ACT 2914

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 119 m2**

**Type: Townhouse**



Sam Dyne

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**\$550,000+**

Experience a lifestyle of peaceful, modern and convenient living with this 2-bedroom boutique townhouse development. With high end finishes and maximised storage space throughout, this seamless floorplan offers an easy and functional day-to-day. Its two-storey layout was designed for flexible living, whether it is peace and quiet from the upper floors or entertainment in the open plan ground floor. Complimented with modern Ariston appliances in the kitchen, laminate timber flooring and professionally chosen colour schemes, 24/6 Bon Scott offers a vibrant and beautiful home for you and your loved ones to enjoy. Discover a balance of tranquillity and vibrancy in Moncrieff, one of the most Northern suburbs of Canberra. This suburb fosters a sense of community with its group centre, community facilities, playgrounds and parks. Being beside Horse Park Drive, Moncrieff makes driving around Canberra easy, and is only a 4 km drive from the Gungahlin Town Centre, opening more options for shopping and recreational activities.

**Features Overview:-** North facing- Two-storey floorplan- Located near an abundance of nature reserves, parks and a popular recreational park; Moncrieff is a seven minute drive to Gungahlin Town Centre and Casey Marketplace where residents can access an abundance of shops, restaurants, cafes, transport, schools and other amenities- NBN connected with Fibre to the Premises (FTTP)- Age: 5 years (built in 2017)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 87.75 sqm (Lower floor: 41.76 sqm + Upper floor: 45.99 sqm)- Entry porch: 5.23 sqm- Back porch: 1.32 sqm- Garage: 24.73 sqm- Total residence: 119.03 sqm

**Prices:-** Strata levies/Community title: \$457.33 per quarter- Rates: \$391.13 per quarter- Land Tax (Investors only): \$511.16 per quarter- Conservative rental estimate (unfurnished): \$560-\$590 per week

**Inside:-** Parallel kitchen layout- Shared dining-family area, perfect for entertainment and shared time- Storage space under staircase- Downstairs water closet- Two full-size bathrooms upstairs- Storage space in upstairs hallway

**Outside:-** Bright and sunny courtyard.- Fold-out clothesline in entry courtyard.

**Construction Information:-** Flooring: Concrete and timber flooring- External Walls: Brick veneer and compressed cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Fences: Brick and timber fences- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows

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.

**Inspections:** We are opening the home most Saturdays with mid-week inspections. If you would like a review outside of these times please email us at: [samdyne@stonerealestate.com.au](mailto:samdyne@stonerealestate.com.au).

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