

25/12 Dulcie Holland Crescent, Moncrieff, ACT 2914



Sold Townhouse

Monday, 14 August 2023

25/12 Dulcie Holland Crescent, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 127 m2

Type: Townhouse



Yash Sethi
0406551043



Aman Kaur
0493396666

\$715,000

New Door Properties is proud to present 25/12 Dulcie Holland Street, Moncrieff ACT in the most sought-after Gungahlin. Upon viewing this property you'll appreciate the love and care. 2018 built double-storey residence featuring open plan living, functional kitchen and loads of storage and a sun-facing private courtyard along with a separate balcony to sit and relax. Moving upstairs you will find the spacious bedrooms with built-in-robe and a master bedroom with an attached ensuite. Other two bedrooms are serviced with the main bathroom. An opportunity not to be missed by people buying their first home or wanting to add to their investment portfolio as it features a short drive to the Gungahlin marketplace. Local school Margaret Hendry is just a short walk away and public transport accessibility to the doorstep. Property Features: 3 Bed | 2.5 Bath | 2 Garage - Townhouse • Spacious three-bedroom townhouse set in "Note Development" • Master bedroom with attached ensuite and full-size built-in robes • Built-in-robe in other two bedrooms and carpet to floors, serviced with the main bathroom • Stone bench top in kitchen with open plan layout • Tiled splashback in the kitchen • Stainless steel appliances including gas cooktop, electric oven, rangehood and dishwasher • Spacious living with modern fixtures and drenched with natural light • Separated courtyard and sun-facing balcony • Ducted reverse cycle heating and cooling throughout the house • Double Glazed Windows throughout the house • Downlights all across the house • Separate laundry with additional powder room downstairs • Double lock up garage with storage • Low maintenance front courtyard • NBN connected

Property Details: • Living area: 127.50 m2 (approx.) • Garage: 41.00 m2 (approx.) • Balcony: 18.20 m2 (approx.) • Yard: 23.30 m2 (approx.) • Rates: \$498 per quarter (approx.) • Body corporate \$667 per quarter (approx.) • Rental estimate: \$680 - \$690 per week (approx.) • EER: 6 Stars • Year build 2018

Location: • Moncrieff is located in North Gungahlin and is bound by Horse Park Drive. It is located approximately 5 Km north of the Gungahlin Town Centre • proximity to Margaret Hendry School and Amaroo School • Close drive to Gungahlin Centre and Amaroo shopping centre • Easy access to public transport • proximity to very popular Moncrieff Community Recreation Park and walking strips

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