

25 Alabaster Street, Monash, ACT 2904



House For Sale

Friday, 8 March 2024

25 Alabaster Street, Monash, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 748 m2

Type: House



Bree Prince
0261821802



Isabella Anastasi
0484920278

\$1,169,000+

What you see: Renovated & elevated with district views, in one of the best streets in Monash. What we see: An ideal family home. See more: Quiet street nestled in the heart of Monash behind primary school Desirable elevated 748m² block with a north/east to rear aspect Large light-filled windows throughout the home provide a leafy and private outlook from every window Sweeping views over Tuggeranong and the Brindabella Mountain Range Close to Mt. Taylor, quality private schools, and an easy walk with an overpass to Erindale Shopping Centre and Bus Interchange Acoustic and thermal "Limed blackbutt" Karndean luxury vinyl loose lay longboards connect common areas Easy maintenance Godfrey-hurst carpet in bedrooms and lounge room Extensive double-glazed windows with uPVC and UV laminate 3 phase, 11.31kW solar panels with inverter inside garage exports annual surplus Energy efficient with wall and double thick ceiling insulation Heat pump energy efficient family-sized hot water system Roof ventilation system Ducted reverse cycle heating and cooling throughout Dimmable downlights Modern kitchen, with two Siemens IQ1700 pyrolytic self-cleaning smart ovens. One with a touch screen, steam, and microwave functions for juicy roasts and baking Siemens IQ1700 induction cooktop with bridging zone for any sized pan Siemens IQ1700 semi-integrated dishwasher Falmec built in extraction fan Caesarstone benchtops in pure white Laminex Absolute Matt scratch resistance and antimicrobial custom cabinetry in French navy Soft closing draws and cupboards Pantry with four double power points to allow hidden appliances Stainless steel double sink with filtered mixer Breakfast bar on two sides, with hidden storage and power points with USB sockets Multiple living areas, with the formal living area hosting a feature fan, carpet, and sliding doors Open-plan renovations connect the kitchen with two flexible living areas for family and dining spaces Formal dining with access to the rear balcony A barn-styled sliding door creates a seamless flow from the dining to the hallway King-sized master with ensuite Renovated built-in robes with sliding glass doors, double hanging and soft close draws in Master, Bedrooms 2 & 3 Ceiling fans and carpet to all bedrooms Main bathroom, with original features, includes a separate bath and shower Separate toilet Generous 23m², well-lit studio/storage space with internal and external access, a sink, and full-height ceiling Spacious two-car garage with storage at rear and side, two auto remote roller doors, and internal access Under house access with standing room for additional storage Storeroom under the back terrace for additional storage Large garden shed Undercover front porch with sunset views of the valley Beautifully manicured front garden Spacious, secure, and low-maintenance grassed backyard Mature fruit trees with figs, grapes, plum, lemon, bay leaf, nectarine, and loquat trees bring fresh produce all year round Side gate for additional secure off-street car or trailer parking Within 8 minutes' walk to Monash Primary School Within 2 minutes' walk to Monash Oval Playground Within 5 minutes' drive to Trinity Christian School Within 7 minutes' drive to St Mary MacKillop College Within 7 minutes' drive to Wanniasa High School Within 7 minutes' drive to Tuggeranong Shopping precinct Within 13 minutes' drive to Mount Taylor Reserve Within 21 minutes' drive to Canberra Airport Total Living: 163m², additional 23m² store/studio Lower landing to Garage & store/stairs: 5.6m² Garage: 48m² Front Porch: 14m² Block size: 748m² Built: 1981 EER: 4.5 Rates: \$2,891 p.a Land Tax: \$4,769 p.a (approx. applicable only when rented) Rental Appraisal Range: \$800.00 - \$840.00 p.w Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.