

26/12 Dulcie Holland Crescent, Moncrieff, ACT 2914

STONE

Sold Townhouse

Friday, 18 August 2023

26/12 Dulcie Holland Crescent, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 210 m2

Type: Townhouse



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\$688,000

This immaculately presented 3-bedroom townhouse is one of the most spacious you'll find. Cleverly designed over three levels to provide optimum living space. The bottom level has a large double garage, storage room, laundry and toilet/powder room. The middle level contains the spacious open-plan kitchen, living and dining plus a front and back balcony. The top floor has 3 bedrooms all with built-in robes, an ensuite, a main bathroom and a good-sized linen cupboard. An outward-facing, secure courtyard completes this fantastic home. Only minutes to the Gungahlin town centre, a short drive to Amaroo Coles and Aldi, Bonner Woolworths, Casey Market Town and a close walk to Margaret Hendry School + the up-and-coming High School, a short walk to Moncrieff Recreation Park and fantastic parks and the future Moncrieff shops. Features Overview:- Tri-level floorplan- NBN connected with FTTP- Age: 5 years (built in 2018)- Units plan number: 4503- EER (Energy Efficiency Rating): 5 Stars- Crimsafe doors Development Information:- Name of development: Note- Number of buildings in development: 39- Strata management: Vantage Strata Sizes (Approx)- Internal Living: 127.5 sqm- Balconies: 18.5 sqm- Courtyard: 23.3 sqm- Garage: 41 sqm- Total residence: 210.3 sqm Prices- Strata Levies: \$665.35 per quarter- Rates: \$511 per quarter- Land Tax (Investors only): \$527 per quarter- Conservative rental estimate (unfurnished): \$600 - \$620 per week Inside:- Master suite with ensuite and built-in robe including custom drawers- Spacious bedrooms both with built-in robes- Main bathroom with shower over bath- 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- Ducted reverse cycle heating and cooling- Laundry and storage room with W/C- Double-car garage with internal access Outside:- Easy to maintain front courtyard- Back balcony with distant hill views - Large front balcony with beautiful views of Mount Taylor 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. However, if you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 make further enquiries.