

26 Ketterer Street, Moncrieff, ACT 2914

STONE

House For Sale

Wednesday, 8 May 2024

26 Ketterer Street, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 153 m2

Type: House



Jess Smith
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Shaye Davies
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\$699,000+

26 Ketterer Street, Moncrieff is a stunning 3 bedroom, separate titled home. Designed with practicality and comfort in mind and beautiful modern finishes throughout. The open-plan design features complete family living and is an excellent opportunity for a first-home buyer, family or investor to acquire this. This property promises an easy care lifestyle. It features generously sized bedrooms and open-plan living/dining that extends outdoors to a well-designed entertainment area ready for you to enjoy. Features Overview:- North-facing- 2-storey floorplan, separately titled. - NBN connected with FTTP- Age: 6 years (built in 2018)- EER (Energy Efficiency Rating): 6 Stars Sizes (Approx)- Internal Living: 104.96 sqm (55.92 sqm upstairs and 49.04 sqm downstairs)- Pergola: 17.98 sqm- Porch: 3.68 sqm- Garage: 20.67 sqm- Total residence: 147.29 sqm- Block: 153 sqm Prices- Rates: \$492.75 per quarter- Land Tax (Investors only): \$685 per quarter- Conservative rental estimate (unfurnished): \$600 - \$620 per week Inside:- Alucom security screen doors - Hybrid flooring to living areas and stairs (installed Feb 2024)- Master suite with built-in robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with bath and separate toilet- Modern kitchen with ample bench and cupboard space- Fisher & Paykel dishwasher- Breakfast bar- Glass sliding doors through the back pergola- Front living room with ample natural light and space for relaxing and entertaining- Dining room- Ducted reverse cycle heating & cooling- Laundry room with external access- Under stairs storage- Single-car garage with internal access- Carpet tiles laid in garage Outside:- Back pergolas perfect for entertaining and relaxing- Fully enclosed backyard- Easy to maintain gardens Construction Information:- Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level- External Walls: Brick veneer and weatherboard cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-4.0 with anticon roof blanket The suburb of Moncrieff is conveniently located to allow easy access to a range of facilities including a number of 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 on: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin 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.