

27 Bandstand Street, Moncrieff, ACT 2914



House For Sale

Wednesday, 3 April 2024

27 Bandstand Street, Moncrieff, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 486 m2

Type: House



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\$1,030,000+

Nestled at the pinnacle of the street, this contemporary single-level residence boasts an elevated position, offering a commanding vista. Positioned conveniently opposite the Moncrieff hilltop reserve and just a leisurely 2-minute stroll from the children's playground, it presents an ideal setting for family living. Spanning over 170m², this recently constructed home showcases generous living spaces adorned with 2.7-meter-high ceilings throughout. Designed to maximize natural light and embrace its perfect northerly orientation in the family living area, the residence features expansive double glazed windows on both the eastern and northern aspects. These windows flood the open-plan living areas with sunlight, creating an inviting ambiance throughout. Every detail exudes quality, from the sleek kitchen boasting high-quality gloss finishes, a capacious walk-in pantry, and an expansive central island, to the meticulously appointed bathrooms and living spaces. The master suite is a haven of comfort, boasting a sizable walk-in robe and a sophisticated ensuite adorned with floor-to-ceiling designer tiling. Meanwhile, the remaining three bedrooms offer built-in robes with mirrored doors, ensuring ample storage space for the entire household. It's evident that no expense has been spared in crafting this home to an exceptional standard, reflecting the dedication and attention to detail of its owners. In this well-established neighborhood of Moncrieff, residents have the convenience of exploring nearby attractions. Within close proximity, Yunggaballi Park offers endless opportunities for family fun, located just a kilometer away. Additionally, a brief drive presents an array of local entertainment, dining, and shopping options. From the bustling Gungahlin Town Centre to the vibrant atmosphere of Casey Market Place, there's no shortage of amenities to enjoy. For those seeking leisure activities, Gungahlin Lakes Club is mere minutes away, perfect for a family meal or a round of golf. Furthermore, the area caters to educational needs with a variety of schooling options available. Whether it's Gungahlin College or other institutions, convenient access in all directions ensures that families have plenty of choices within reach.

Key Features of this property:

- Elevated position with a commanding view adjacent to parklands
- Separate formal lounge and a large open plan living and kitchen that connects to the backyard
- A modern kitchen featuring high quality gloss panels and doors and with stone bench tops and complimented with soft close drawers, a 900mm Bosch gas cook top, a Stainless steel Bosch oven, a Bosch dishwasher and an extra wide fridge space with a water point, all ideally suited to catering for a large family's needs
- Ensuite and main bathroom both featuring floor to ceiling tiling, as well as back to wall soft close toilet suites
- Bedrooms 2, 3 & 4 are all good size double bedrooms with ample space for a queen size bed and provide large built in robes with mirror sliding doors and multiple custom made shelving and hanging rails
- A good size laundry with custom made joinery and linen cupboards
- Concrete foot path around the home
- Double garage with internal access and remote control door and with extra storage space and a sink for washing up after working outside
- Double glazed windows and sliding doors throughout
- Ducted reverse cycle air-conditioning
- A very good size and easy care low maintenance backyard
- Rainwater tank with motor connection
- Currently tenanted on a fixed term lease for \$750 per week and the lease will end in May 2024

Property information
EER - 6
Internal living space - 172.85 m² approx.
Garage - 39.90 m² approx.
Block size - 468 m² approx.
Year built - 2017
Rates - \$2,804 p.a approx.
Land Tax - \$4,574 p.a approx. (if rented)