

**28/1 Hoffmann Street, Moncrieff, ACT 2914**



**Sold Townhouse**

Wednesday, 20 March 2024

28/1 Hoffmann Street, Moncrieff, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 107 m2**

**Type: Townhouse**



Olivia Fairweather

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**\$677,500**

There is nothing to do at this gorgeous home except move in and enjoy low maintenance living in the popular Carramar complex. Located in the vibrant Moncrieff community, this stylish townhouse has such a welcoming atmosphere and is ready to call home. On the first floor you'll find the north facing living area filled with natural light that opens out to the sunny and easy-care backyard. The open plan living space flows through to the modern galley-style kitchen that is well appointed with stone benchtops, modern appliances, gas cooking and ample storage space. Also on this first level is the great feature of a third bedroom with guest powder room alongside, perfect for guests or a great home office set up. Upstairs you'll find two light filled bedrooms with mirrored built-in robes, the master with its own ensuite, plus the main bathroom with tub and separate toilet. On the ground floor is the tandem double garage with a laundry, under stair storage and internal access. The home offers so many fantastic features including ample storage throughout, ducted heating and cooling, and easy access to some of Gungahlin's best amenities. This charming home has so much to offer so contact Olivia Fairweather today for more information or to book your next inspection. Features: North facing living room Private and low maintenance backyard Double glazed windows Modern galley-style kitchen with gas cooking, stone benchtops, modern appliances and ample storage. Ducted heating and cooling Third bedroom with built in robe and guest powder room on first floor Two bedrooms on second floor with built in robes Master bedroom serviced by ensuite Main bathroom with bath tub and separate toilet. Ample storage throughout with generous upstairs linen storage and under stair storage on ground floor. Tandem garage with internal access and laundry Located minutes away from Gungahlin Town Centre Walking distance to local school, parks and transport Quick stats: Year built: 2018 Internal living size: 107sqm + garage Rates: \$617pq approx. Body Corp: \$501pq approx. Land tax (if rented out): \$790pq approx. Rental Appraisal: \$650 - \$680 per weekEER: 6.0