

**28 Bernard Heinze Avenue, Moncrieff, ACT 2914**

**CARTER + CO**

**Sold Townhouse**

Saturday, 17 February 2024

28 Bernard Heinze Avenue, Moncrieff, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



James Carter  
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## Contact agent

The features you want to know!+ Modern and beautifully presented 3-bedroom townhouse + Large master bedroom with built in robes and ensuite+ Open plan kitchen, living and dining+ Upstairs second living area+ 6m high void to entry, featuring highlight windows providing abundant light to the home+ Roller blinds to all windows + Sheer curtains to all bedrooms and downstairs living area+ Carpet to all bedrooms and upstairs living+ Grey tiled flooring to downstairs living and kitchen+ Dark timber grain kitchen cupboards with ample storage+ 20mm Stone benchtops + 5 Burner Gas cooktop + 600mm oven + Large dual kitchen sink+ Spacious rear courtyard + Floor to ceiling tiling in all bathrooms+ Sizeable European laundry with ample storage + LED down lights + Ducted reverse heating and cooling + 2 car garage

Why you want to live here!Introducing 28 Bernard Heinze Avenue, Moncrieff - a sleek and modern townhouse that effortlessly blends style with functionality. This 3-bedroom, 2-bathroom residence with a 2-car garage is designed to cater to the needs of every family member.Step inside and discover a fantastic floor plan that showcases a ground floor master bedroom, providing convenience and privacy. Two separate living areas offer versatile spaces for relaxation and entertainment, ensuring that everyone in the family has their own retreat.The ensuite and main bathroom are both beautiful and modern, featuring floor-to-ceiling tiles and high-quality matte black fixtures and fittings. Every detail has been carefully curated to create a luxurious atmosphere in the heart of your home.The kitchen, truly the heart of this townhouse, boasts a perfect balance of neutral white and dark timber grain joinery. Overlooking the living and dining areas, this culinary haven opens up to a private courtyard, creating an ideal space for both quiet moments and vibrant gatherings with friends and family.Nestled in the thriving community of Moncrieff, this townhouse is conveniently located close to schools, shops, and arterial roads. Whether you're a first-time homebuyer, downsizer, or investor, this is a golden opportunity to own a contemporary residence in a sought-after neighbourhood.Don't miss out on the chance to make 28 Bernard Heinze Avenue your new home. Embrace modern living in a townhouse that combines comfort, style, and convenience. The stats you need to know!Unit: 23Block: 2Section: 44EER: 6Total house: 168.90m<sup>2</sup> (approx.)Internal Living: 137m<sup>2</sup> (approx.)Garage: 2x Car garage / 32.30m<sup>2</sup> (approx.)Land Size: 157m<sup>2</sup> (approx.)Rates: \$597.00 p.q (approx.)Strata: \$804 p.q (approx.)Year Built: 2018Rental Appraisal: \$660 - \$690 per weekHeating and Cooling: Ducted reverse heating and cooling