

# 30 Myra Law Crescent, Moncrieff, ACT 2914

## Sold House

Thursday, 14 December 2023



30 Myra Law Crescent, Moncrieff, ACT 2914

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 497 m2

Type: House



Raj Sahu

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Gurpreet Singh

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**\$1,075,000**

An opportunity for those who want a home that can generate an income on the side to help pay down that mortgage while enjoying living in this wonderful property. Additionally, it is perfectly suited to generational living, where parents or loved ones can have their own space and a dedicated part of the home of their own. This spacious home has so much versatility, you just have to think outside the box to realise the potential this home can offer. Situated close to Moncrieff Community Recreation Park, one of the biggest playgrounds in Canberra, as well as Yunggaballi Park, both sitting at the top of the hill so you can relax and enjoy the view. Step inside and be captivated by the open-plan living and dining area, creating a welcoming space for relaxation and entertaining. The modern kitchen boasts sleek stone benchtops, ample storage, and a convenient walk-in pantry, and is equipped with stainless steel appliances and gas cooking. Experience year-round comfort with the ducted reverse cycle heating and cooling system, ensuring a pleasant environment in any season. The main bedroom features a walk-in robe and ensuite, providing a private sanctuary. Two additional bedrooms come with built-in robes, catering to all your storage needs. Enjoy outdoor living in the covered alfresco area, perfect for hosting gatherings or simply relaxing with family and friends. The low-maintenance enclosed backyard features artificial grass, providing a beautiful space without the hassle of constant upkeep. Notable features include solar panels generating 6.5KW of power to the grid, helping you save on electricity bills while contributing to a sustainable future. The double garage with a remote-controlled door offers secure parking and storage options. But that's not all! This property also includes a fully equipped office/flat, perfect for a home business, or a side hustle. Featuring a galley kitchen with stainless steel appliances and an electric cooktop. It offers an elevated outlook from the front kitchen and dining room, creating a serene ambiance. The open-plan lounge/bedroom includes a study nook and a built-in robe, and it has its own ensuite. A dedicated laundry is provided for the front office/flat, ensuring convenience and functionality. Location-wise, this property is perfect! Situated within walking distance of playgrounds, parks, and walking trails, it offers ample opportunities for outdoor activities. Close proximity to local shops and schools ensures convenience for everyday needs. The easy commute to Gungahlin Town Centre, Light rail, and bus interchange make transportation a breeze. Don't miss out on this exceptional property with dual-income potential. Call now to arrange a viewing before you miss this amazing property.

**Property Features Include:** 6.5kw Solar system installed  
Open plan living & dining areas  
Spacious family home with an additional office/flat with kitchen, bathroom & storage  
Modern kitchen with stone benchtops, ample storage & walk-in pantry  
Kitchen equipped with stainless steel appliances and gas cooking  
Ducted reverse cycle heating & cooling system  
Main bedroom with walk-in robe & ensuite  
All other bedrooms with built-in robes  
Covered alfresco area leading to backyard  
Low-maintenance enclosed backyard with artificial grass  
Double garage with remote-controlled garage door  
Elevated outlook from the front kitchen & dining room  
Close to Amaroo local shops and schools  
A short stroll to the local playground perfect for younger kids  
Walking distance to Moncrieff Community Park, one of Canberra's newest & biggest playgrounds  
Short drive to Gungahlin Town Centre, Light rail stop and bus interchange  
Call now to arrange a time to view before you miss this amazing property.