

**31/1 Yidaki Way, Moncrieff, ACT 2914**



**Sold Townhouse**

Friday, 25 August 2023

31/1 Yidaki Way, Moncrieff, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 139 m2**

**Type: Townhouse**



Greg Sadil

## Contact agent

Beautifully positioned and aspected to capture the North easterly rays of the sun. A stunning 3-year-old 3-bedroom ensuite double storey townhouse with fabulous rural and mountain views in the distance. This adaptable villa can readily be modified to incorporate a stair lift for those that require it. Internal access leads from an extra wide double garage with auto doors into an open plan lounge-dining-kitchen. Bathed in natural light, the living areas pour onto a paved, gated landscaped courtyard area ideal for the morning breakfast or entertaining. The kitchen boasts generous cupboard and bench space with stone benchtops, gas cooktop for the budding chefs, dishwasher, and pantry. A European styled laundry is complete with dryer, both functional and space saving. There is additional storage under the stairs. Upstairs 3 generous sized bedrooms feature mirror robes, the master suite embracing a parents retreat and an extra-large ensuite. A combined bathroom and toilet display quality tiling and PC items. Zoned electric air conditioning and heating, insulation block out curtains and privacy blinds ensure a constant, comfortable temperature year-round. Cat 6 cabling and ports in every room including 2 in the upstairs landing area enable those that need to work or study from home or the gaming enthusiast, to entertain their passion. Positioned conveniently between schools, parkland, playground, and public transport options and within commuting distance to Coles, Aldi and a number of local restaurants. Ideal for the first homebuyers, growing family, downsizer, or investor, in a very family friendly enclave.

**Highlights**

- 3-bedroom ensuite double storey townhouse
- Sunny north easterly aspect
- Combined lounge-dining opens onto a paved courtyard, Colourbond fences and gate.
- Modern kitchen with generous cupboards, stone benchtop. Pantry, gas cooktop. Under bench oven and dishwasher. Power in pantry and 90 cm fridge cavity.
- European styled laundry with dryer
- Understairs storage with shelving, linen cupboard.
- Extra wide double garage (39 m<sup>2</sup>) with internal access and auto doors.
- Ducted zoned electric reverse cycle air conditioning and heating.
- Spacious master bedroom parents' retreat with mirror robes and roomy ensuite.
- Combined bathroom and toilet
- Bedrooms 2 and 3 are double rooms both with mirror robes.
- Adaptable unit which can be easily modified to include stair lift.
- Cat 6 cabling throughout with ports in every room and 2 in upstairs landing
- Wide stairwell
- Plenty of room for additional storage in an extra wide garage
- Engineered oak timber flooring downstairs.
- Blockout and privacy blinds upstairs and blockout curtains downstairs.
- Panoramic north easterly views
- Walking distance to the award-winning Moncrieff Community Recreation Park
- Close to Taqwa and Taylors Margaret Hendry schools
- 500 m to bus stop. 2 kms to Amaroo shops including Coles, Aldi, pub, cafes, restaurants, hairdresser, pharmacy, and grocery stores.

Age: 3 years  
Size: 139.6 m<sup>2</sup>  
Garage: 39.4 m<sup>2</sup>  
EER: 5.5  
Body Corporate: \$602.00 per quarter.