

31 Ruby Hunter Rise, Moncrieff, ACT 2914



Sold House

Friday, 1 September 2023

31 Ruby Hunter Rise, Moncrieff, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 454 m2

Type: House



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\$1,075,000

This exquisite home epitomizes elegance and refinement, placing an unwavering focus on excellence. Nestled within the burgeoning Moncrieff suburb, this executive residence stands as a testament to meticulous craftsmanship and elevated standards. At the heart of this residence lies the gourmet kitchen, a true culinary sanctuary. Embellished with the finest finishes, this space is a testament to the marriage of style and functionality. The kitchen, complete with a butler's pantry, caters to the needs of both the seasoned chef and the casual cook, making every culinary endeavor an experience to be savored.

Key Features:

- Segregated master bedroom with ceiling fan, walk-in wardrobe, and ensuite with nice finishes
- Three generous-sized bedrooms with large built-in wardrobes
- Separate formal lounge with carpet flooring
- Raked ceiling in the open-plan family living
- Built-in bookshelf in the family living
- 13 kw of Solar power Installed on the premises, huge savings on electricity bills.
- Main bathroom with quality tiles, stone bench, bowl vanity, and bathtub complemented by a separate toilet.
- Kitchen with 20 mm Caesarstone bench tops, 600 mm gas cooktop, oven, dishwasher, rangehood, soft close drawers and built-in breakfast bar
- Walk-in butler's pantry
- Large fridge cavity
- Fully landscaped gardens.
- Cleverly built a separate study tucked behind the bookshelf in the family area
- Alfresco off family with tiled flooring and gas bayonet
- Separate laundry with large bench and built-in linen cupboard
- Double lock up garage with internal access
- Reverse cycle ducted heating and cooling
- Fully landscaped garden both front and rear
- Video intercom
- 4000L Rainwater tank
- Only a short walk to a nature reserve and parkland.
- Close to schools, shops, public transportation, and the Gungahlin town center.

Property Attributes: 4 Bedrooms plus study 2 Bathrooms 2 Parking Block Size: 454 sqm (approx.) Land Value \$501,000 (2022) Block 16 Moncrieff Section 60 Living Size: 187.5 sqm (approx.) Alfresco: 16.9 sqm (approx.) Porch: 4.7 sqm (approx.) Garage: 38.4 sqm (approx.) Total Size: 247.5 sqm (approx.) Outgoings: Unit Rates: \$2,606.00 pa (approx.) Unit Land Tax: \$4,547 pa (approx.) (only when rented) For more information or to learn more about this property please call Yubi Baral at 0452 646 746

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