

34/363 Mirrabei Drive, Moncrieff, ACT 2914

LUTON

Sold Unit

Saturday, 12 August 2023

34/363 Mirrabei Drive, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 180 m2

Type: Unit

\$710,000

NEW PRICE ! This is a great opportunity for those in the market for their first home or want to add to their investment portfolio. Just a short drive to Gungahlin marketplace, moments to the Margaret Hendry schools and with public transport at the doorstep. Located in "Maison", one of the most popular areas of Moncrieff. Designed with practicality and keeping comfort in mind, it is spread over 180 m². Built in 2018, this modern two-story townhouse features open-plan living, a functional kitchen with stainless steel appliances, ample storage, two separate living areas and a private east-facing courtyard to relax and let in ample natural light. Double Garage with Internal access to property. Property Features: 3 Bed | 2.5 Bath | 2 Car Garage - Two living areas over two levels • Spacious three-bedroom townhouse set in "Maison complex" • Master bedroom with spacious walk-in-robe • Built-in-robe's in other two bedrooms and carpet to floors • Spacious living with modern fixtures and drenched with natural light • Open plan kitchen with spacious pantry and cupboard space • Stainless steel appliances gas cooktop, electric oven, rangehood, dishwasher and microwave • Separate powder room to service the ground floor • Main bathroom with bathtub and separate toilet • Ducted reverse cycle heating and cooling through the house with 3.12 KW of Solar • European style laundry • Easy to maintain front courtyard • Double car garage with internal access and extra car space • NBN connected and smart home console with possibility of upgradation • Other amenities include great size BBQ area, swimming pool and extra visitor parking space Property Details: • Total Residence: 180 m² (approx.) • Courtyard: 28 m² (approx.) • Rates: \$502 per quarter (approx.) • Body corporate \$850 per quarter (approx.) • Rental estimate: \$680 - \$690 per week (approx.) • EER 6 Stars • Year build 2018 Location: • Moncrieff is in North Gungahlin which is 5 minutes' drive to Gungahlin Town Centre • Proximity to Margaret Hendry School and Amaroo School • Close drive to Gungahlin centre and Amaroo shopping centre • Easy access to public transport • Proximity to very popular Moncrieff community recreation park