

**34 Harold Blair Crescent, Moncrieff, ACT 2914**



**Sold House**

Thursday, 15 February 2024

34 Harold Blair Crescent, Moncrieff, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact agent

What you see: Luxury blended with practicality  
What we see: The search is over  
See more: Oversized three bedroom home  
Master with walk in robe and stylish ensuite  
Oversized remaining two bedrooms with built in robes  
Stylish family bathroom  
Open plan living and dining room  
Separate enclosed office/ study  
Separate kids rumpus/TV room  
Stunning kitchen with stone benches, island bench, pendant lighting, Bosch Induction stove, Miele oven and dishwasher, Smeg exhaust fan.  
Reverse cycle electric heating/cooling  
Solar panels 5.5kw capacity  
Double garage with internal access and customised workshop  
Private secure back garden with colourbond fencing  
Covered entertaining alfresco  
Smart phone irrigation system  
Opposite green space and parkland  
EV charging point connection  
Total living size: 185m<sup>2</sup>  
Garage size: 39m<sup>2</sup>  
Total: 225m<sup>2</sup>  
Block size: 584m<sup>2</sup>  
Built 2016  
EER: 6.0  
Rates: \$745 p.q  
Land Tax: \$1,246 p.q (only applicable if rented)  
Rental Estimate: \$680 - \$730 p.w  
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