

# 37/2 Hoffmann Street, Moncrieff, ACT 2914

STONE

## Sold Townhouse

Monday, 14 August 2023

37/2 Hoffmann Street, Moncrieff, ACT 2914

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 89 m2**

**Type: Townhouse**



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**\$523,500**

Welcome to 37/2 Hoffman Street, located in one of the most sought-after pockets in Moncrieff. 2019 build, a split-level residence featuring open plan living, functional kitchen and ample storage. Moving upstairs you will find the generous size of two bedrooms with a stylish and modern bathroom. Designed with everyone in mind, this home would suit a young family or executive couple looking to get into their first home or an investor wanting to add to their portfolio. Features Overview:- North-facing to the rear- Split-level floorplan- NBN connected with FTTP- Age: 4 years (built-in 2019)- Units plan number: 4765- EER (Energy Efficiency Rating): 6 Stars Sizes (Approx)- Internal Living: 57.8 sqm (27 sqm upstairs and 30.8 sqm downstairs)- Back Porch: 5.58 sqm- Porch: 1.16 sqm- Courtyard: 21.78 sqm- Garage: 24.8 sqm- Total residence: 89.34 sqm Prices- Body Corporate: \$827.20 per quarter- Rates: \$361.35 per quarter- Land Tax (Investors only): \$450.38 per quarter- Conservative rental estimate (unfurnished): \$480 - \$500 per week Inside:- Built-in robe in bedroom 1- Study that doubles as a second bedroom- Bathroom with walk-in shower and floor-to-ceiling tiles- Open plan living with glass sliding doors through to the back courtyard and garage- Modern kitchen with stainless steel appliances and ample storage space- European-style laundry- Under-stair storage- Split System Outside:- Single-car garage with automatic door- Easy care front and back- Enclosed back courtyard The suburb of Moncrieff is conveniently located to allow easy access to a range of facilities including several local parks, walking trails & the 'One Tree Hill' lookout. Not to mention having the ever-popular recreation park to entertain all ages. The Gungahlin Town Centre is also only minutes away and provides a whole host of further amenities. Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.