

# 38/363 Mirrabei Drive, Moncrieff, ACT 2914



## Sold Townhouse

Monday, 14 August 2023

38/363 Mirrabei Drive, Moncrieff, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 180 m2**

**Type: Townhouse**



Yash Sethi  
0406551043



Abhi Parashar  
0404525998

**\$755,000**

New Door Properties is proud to present this townhouse located in one of the most sought-after pockets of Moncrieff. Designed with practicality and keeping comfort in mind, it is spread over 180 m<sup>2</sup> approx residential living. Built in 2018, this two-story townhouse in 'Maison complex' features an open-plan living, functional kitchen with stainless steel appliances, ample of storage, two separate living areas and a private sun-facing courtyard to relax. Opportunity not to be missed by people buying their first home or wanting to add to their investment portfolio as it features a short drive to Gungahlin market place. Local school Margaret Hendry just a short walk away and public transport accessibility to the doorstep. To know more call Yash Sethi 0406 551 043 or Abhi Parashar 0404 525 998

**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 including gas cooktop, electric oven, rangehood, dishwasher and integrated microwave • Separate powder room to service the main floor • Main bathroom with bathtub and separate toilet • Ducted reverse cycle heating and cooling through the house • European style laundry • Low maintenance front courtyard • Double car garage with internal access and extra car space • NBN connected • Other amenities include large size BBQ area, swimming pool and extra visitor parking space

**Property Details:** • Total Residence: 180 m<sup>2</sup> (approx.) • Courtyard: 28 m<sup>2</sup> (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 located in North Gungahlin and is bound by Horse Park Drive. It is located approximately 5 Km north of the Gungahlin Town Centre • Close proximity to Margaret Hendry School and Amaroo School • Close drive to Gungahlin centre and Amaroo shopping centre • Easy access to public transport • Close proximity to very popular Moncrieff Community Recreation Park and walking strips

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