

**38 Rochelle Street, Moncrieff, ACT 2914**



**Sold House**

Monday, 14 August 2023

38 Rochelle Street, Moncrieff, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

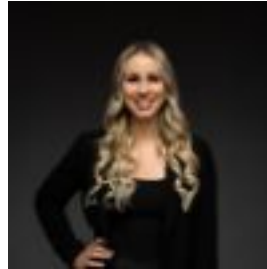
**Parkings: 2**

**Area: 450 m2**

**Type: House**



Tom Wiggins  
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Jaimy Butler  
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**\$1,000,000**

What you see: Your first or forever home, this one ticks all of the boxes. Centrally located in the Gungahlin region with plenty of room for growth, this single level home is an opportunity not to miss. What we see: Your opportunity to make that yours. See more: Open plan with multiple living areas. Kitchen featuring 40mm stone benchtop, electric cooktop, oven, dishwasher and generous storage throughout. Master bedroom includes WIR and ensuite. Additional three bedrooms include BIR's. Bathroom features floor-to-ceiling tiles, quality fittings and bathtub. Quality window furnishings throughout. Ducted zoned reverse-cycle heating and cooling. Landscaped and manicured yards. Large double lock up garage. Within a 4 minute drive to Margaret Hendry School. Within a 6 minute drive to Casey Market Town. Within a 9 minute drive to Gungahlin College. Within a 4 minute drive to Moncrieff Community Recreation Park. Within a 10 minute drive to Gungahlin Town Centre. Within a 25 minute drive to Canberra CBD. Total area: 207m<sup>2</sup>. Block: 450m<sup>2</sup>. Built: 2016. EER: 4. Rates: \$2,636 p.a. Land tax: \$3,973 p.a. Rental appraisal: \$780 - \$800 pw. Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim 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 to make further enquiries.