

39/1 Hoffman Street, Moncrieff, ACT 2914

LUTON

Townhouse For Sale

Thursday, 11 April 2024

39/1 Hoffman Street, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Harman Bedi
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Contact Agent

Welcome to 39/1 Hoffmann Street in Moncrieff, a stunning 3-bedroom, 2-bathroom townhouse with internal access to a secure double tandem lock up garage. Step inside and discover the inviting open-plan kitchen and living area, exuding elegance and style. The spacious and well-designed first floor plan offers ample space for entertaining guests or enjoying leisurely evenings and weekends. Open the sliding door to access the courtyard where you can bask in the evening sun as it sets for the day. The townhouse features a European laundry discretely tucked neatly inside the garage and a great storage nook for your belongings. A big plus is the secure double lock-up garage with internal access ensuring a hassle-free arrival when you return home. This setup ensures that the property provides a comfortable and functional living space, particularly in the private quarters, with well-appointed bedrooms and bathrooms. One bedroom on first floor gives you extra privacy as two bedrooms are on second level of the property. First Level has seamless access to back yard which is easy to maintain and a fenced yard ensure privacy and tranquility. Location: The suburb of Moncrieff is conveniently located to allow easy access to a range of facilities including a number of local parks, walking trails, Margaret Hendry School and close to Casey and Amaroo shops. The Gungahlin Town Centre is also only minutes away and provides a whole host of further amenities. Seize the opportunity to own this exceptional residence and elevate your lifestyle to new heights. Schedule your viewing for this one and experience the epitome of modern living!

Property Details:- Internal Living: 101.4 sqm (1st Level: 51.7 sqm 2nd Level: 49.7 sqm) approx.- Ground Level/Garage: 54.2 sqm approx.- Courtyard: 16 sqm approx.- Total residence: 156 sqm approx.- EER (Energy Efficiency Rating): 6.0 Stars- North facing backyard- Built Year: 2018- Strata Levies: \$515 per quarter- Rates: \$439 per quarter- Land Tax (Investors only): \$597 per quarter- Rental Return: \$600 - \$650 per week