

4/2 Hoffmann Street, Moncrieff, ACT 2914

STONE

Sold Townhouse

Tuesday, 19 September 2023

4/2 Hoffmann Street, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 143 m²

Type: Townhouse



Shaye Davies

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\$690,000

Welcome to 4/2 Hoffmann Street, Moncrieff. 2019 build a split-level residence featuring open plan living, functional kitchen and loads of storage. It also offers a sun-facing private courtyard and a separate balcony to sit and relax. Moving upstairs you will find spacious bedrooms with built-in robes, and a master bedroom with an Ensuite. Designed keeping a young family in mind, this modern home will suit young home buyers looking to enter the market wisely or an investor seeking to capitalize on a great location with strong rental interest. Features Overview:- Two-level floorplan- NBN connected with FTTP- Age: 4 years (built in 2019)- Units plan number: 4765- EER (Energy Efficiency Rating): 5 Stars Development Information:- Number of buildings in development: 40- Strata management: Vantage Strata Sizes (Approx)- Internal Living: 89 sqm (49 sqm upstairs and 40 sqm downstairs)- Balcony: 4 sqm- Courtyard: 34 sqm- Garage: 50 sqm- Total residence: 143 sqm Prices- Strata Levies: \$374.34 per quarter- Rates: \$824.64 per quarter- Land Tax (Investors only): \$545 per quarter- Conservative rental estimate (unfurnished): \$620 - \$640 per week Inside:- Master suite with built-in robe and ensuite- Spacious bedrooms both with built-in robes- Main bathroom with floor-to-ceiling tiles- Ample storage throughout- Light-filled, open-plan living and dining- Dining room with glass sliding doors through to the balcony- Modern kitchen with quality appliances, ample storage space and breakfast bar- Downstairs W/C- Ducted reverse cycle heating and cooling- Laundry and storage room - Double car garage with remote door and internal access Outside:- Easy to maintain front courtyard- Spacious balcony 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 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.