

40 Bernard Heinze Avenue, Moncrieff, ACT 2914

Sold Townhouse

Monday, 14 August 2023

40 Bernard Heinze Avenue, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 157 m2

Type: Townhouse



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\$733,000

Located in the popular family friendly neighbourhood of Moncrieff, on offer we have a well-appointed immaculately presented double storey residence with 3 bedrooms plus office, 2 bathrooms and a double garage. Designed with a young family in mind, this modern home will suit a young couple looking to enter the market wisely, an apartment upsizer or an investor seeking to capitalise on a great location with strong rental interest. If you desire a residence that has character, comes complete with a great list of features, space and screams family affordability - this is it! Whether your idea of entertaining is enjoying a game or movie night, a formal dinner party for 10 or just a few drinks with friends by the barbecue - this is the home for you. The 'Entertainment Centre' of this comfortable home is the roomy open planned living area adjoining the well-designed and expansive kitchen. The large kitchen is perfect for any aspiring 'Master Chef' with a walk-in pantry, stone bench tops with waterfall ends, ILVE stainless steel appliances and a dishwasher. The master suite is conveniently located downstairs with its own ensuite and full-length built-in robes. Upstairs contains 2 large bedrooms each with built-in robes, a modern bathroom with a bathtub and a second living area or home office. The sunny fully landscaped courtyard offers the ideal space for the entertainer with a large paved area. Just imagine the outdoor gatherings you could have by the barbecue with plenty of room for family and friends to be invited. If the weather turns nasty during your get-together, head inside to a residence that will remain comfortable no matter the weather, thanks to a ducted reverse cycle air-conditioning system. Moncrieff is set amongst three small rolling hills of Gungahlin, with scenic views and plenty of parkland to explore. Moncrieff is a close-knit community within north Canberra's most popular areas. It is close to the Gungahlin Town Centre and is 20 minutes to Canberra's CBD. Growing infrastructure and the introduction of the light rail network make Gungahlin a highly desirable location and one your family will love. Escape the hustle and bustle of city living and the rental merry go round. Come home to this charming residence, while also enjoying the convenience of the town centre moments away.

Summary of features:- Executive style home with all the creature comforts- Stone bench tops with waterfall ends- Quality Italian made ILVE stainless steel appliances- ILVE gas cooktop- ILVE dishwasher- Walk-in pantry- Landscaped front courtyard perfect for entertaining- Open plan meals and family area- Ducted reverse-cycle air conditioning throughout- European-style laundry- Double garage with remote roller door (side-by-side parking)- Linen cupboard- Main bathroom with separate bathtub and shower- Powder room downstairs- Full height tiling to the bathrooms- Adjustable shower rose in the showers- Large built-in robe and ensuite to main bedroom- Built-in robes to the second and third bedroom- Vacant possession - ready for your immediate enjoyment

Key Figures:- Living area: 124m²- Garage area: 33m²- Courtyard area: 33m²- Rates: \$2,099 p.a.- Land tax (investor's only): \$2,636 p.a.- Strata fees: \$2,425 p.a.- Rental estimate: \$680 p.w.- EER: 5 stars