

41/1 Hoffmann Street, Moncrieff, ACT 2914

Sold Townhouse

Monday, 14 August 2023

Canberry.

Live Where You Love

41/1 Hoffmann Street, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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\$675,000

What you'll love...Looking for a warm, cosy home in a tight knit community that you'll enjoy coming home to every day? Well, look no further than 41/1 Hoffmann Street! Set across 3 levels, entering the property and making your way upstairs, you're greeted by the homes open plan living. A spacious living and dining area which connects out to the home's courtyard, makes it perfect for entertaining while it's northern orientation will have you relaxing through-out the day as natural sunlight flows into the home. The homes beautiful, modern gally-way kitchen is also connected to this area, boasting feature cabinetry, stone bench tops and stainless-steel appliances. You also have the convenience of a powder room positioned on this level along with the third bedroom, which could be the perfect addition for use as a guest bedroom or home office. Continuing upstairs you'll find the master bedroom and second bedroom, which are located on opposite sides of the house providing extra privacy between them. The master bedroom is large and spacious with a beautiful outlook to nature and is serviced by its own ensuite, while the main bathroom services the other bedrooms with a separate bath and shower as well as a separate toilet. And just lying right outside the home's courtyard gate is an open park area, a perfect space for kids to run around or as an extension of the homes outdoor living. All in all, this place is truly remarkable and will be a home where you can live where you love. At a glance...- A warm, cosy modern home in a tight knit community- Enter to be greeted by the homes open plan living- A spacious living and dining area which connects out to the home's courtyard- A northern orientation that has natural sunlight flowing inside throughout the day- A beautiful modern gally-way kitchen, boasting feature cabinetry, walk in pantry, stone bench tops and stainless-steel appliances- Three spacious bedrooms, each with great proportions and their own built-in wardrobes- Enjoy the morning sun in the master bedroom which is also serviced by its own ensuite- The main bathroom is set up with a separate bath and shower as well as a separate toilet- Double glazed windows- Dual day and night block-out blinds- Crimsafe doors- Ducted heating and cooling throughout- An open park sits just right outside the home's courtyard gate as well the Moncrieff recreational park just a short walk away- Close to the bustling Gungahlin town centre and only a short drive from Casey Market Town Love the location...- Within 6 minutes' drive to the Casey Market Town- Within 5 minutes' drive to the Amaroo Shopping Village- Within 6 minutes' drive to the Gungahlin Town Centre- Within 22 minutes' drive to the Canberra CBD Property details...Living: 107sqm Courtyard: 19sqm Garage: 40sqm Total Build: 147sqm Built: 2018 EER: 6.0 Rates: \$600pq (approx) Land Tax: \$753pq (approx. only if rented) Body Corporate: \$453pq (approx. both administration and sinking fund included) Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties 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.