

# 44 Dorrie Crescent, Moncrieff, ACT 2914

## House For Rent

Tuesday, 16 January 2024

44 Dorrie Crescent, Moncrieff, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$700 per week**

Embrace this rare opportunity to secure a brilliantly designed, energy-efficient and exquisitely-built home in one of Canberra's prime locations; Moncrieff. Incorporating open plan, generous and versatile living areas backed up by a long list of modern inclusions. The open plan living area flows seamlessly to the covered outdoor living area, making entertaining a delight. A large designer kitchen, finished to high standards includes European appliances, soft-close cabinets, 900mm oven and cooktop, huge walk in pantry and 40mm stone benchtops. Venturing down the hall you will find a king size master bedroom with a luxurious walk in robe and well-appointed ensuite. The other two bedrooms are also oversized and serviced by a large master bathroom with floor to ceiling tiles, european vanity units, mirrors with built in lights, semi frameless shower screens, and German tapware. The list of features is impressive, and includes but are not limited to:

- 3 Bedrooms
- Ensuite and walk in robe to master bedroom
- Floor to ceiling tiling and quality fixtures in the bathroom and ensuite
- Large built in robes to the second and third bedroom with mirrored sliding doors
- Open plan living opening onto covered alfresco
- Chefs kitchen with stone bench tops and stainless steel appliances including dishwasher
- Walk in pantry
- High quality tiles, carpets, blinds
- German tapware
- LED Lighting throughout
- Separate laundry with plenty of storage
- Ducted reverse-cycle air conditioning for year-round comfort.

This home is ideally situated just a short drive away from the Gungahlin Town Centre, and within easy access to public transport and local schools and parks. Please register your interest to arrange a private viewing, or attend one of our open homes. Inspections Please remember to maintain physical distancing of 1.5 metres between patrons and maintain good hand hygiene. People may be refused entry if they appear unwell. Pets In accordance with the Residential Tenancies Act Clause 71AE Process for tenant seeking consent - the tenant must apply, in writing, to the lessor, for the lessors' consent to keep pet/s at this property. The lessor may impose conditions on consent, including but not limited to, the number and type of animals being kept, and any cost involved for rectification required as a result of the animal. Disclaimer Please note whilst all care has been taken in providing this marketing information, CTC Property Group does not accept liability for any errors within the text or details of this listing. Interested parties should conduct their own research in confirming the information provided. MEESThis property complies with the minimum energy efficiency st