

# 44 Slim Dusty Circuit, Moncrieff, ACT 2914

## House For Sale

Thursday, 16 May 2024



44 Slim Dusty Circuit, Moncrieff, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 506 m2

Type: House



Antony Damiano  
0473444666



Georgia Mikic  
0403467447

## Auction

Auction Location: LJ Hooker Auction HQ Discover the rarity of contemporary family living with this impeccably finished home. Prepare to be impressed as you step inside and feel the immediate warmth that envelops you. Accentuated by square set ceilings and bathed in natural light, the initial impression is one of serenity and joy, promising a space your family will cherish. Positioned at the front, a formal lounge provides an ideal retreat for relaxation or hosting guests. The home unfolds gracefully, revealing a spacious, north-facing open-plan living and dining area seamlessly connected to an entertainer's kitchen. Boasting premium appliances, gas cooking, 40mm Caesar-stone bench-tops, and a magnificent walk-in pantry, this culinary haven will delight even the most discerning chef. Step outside to a covered patio area, perfect for year-round al fresco dining, with a convenient gas connection for those family barbecues. Adjacent lies a landscaped, low-maintenance yard bathed in northern sunlight. The master suite features a generous walk-in robe with bespoke joinery and a stylish en-suite boasting a double vanity and oversized shower. Additional bedrooms towards the rear include built-in robes, accompanied by a versatile rumpus room offering separation between parental and children's quarters. The main bathroom exudes elegance with floor-to-ceiling tiles, high-quality tapware, and a separate toilet and vanity. Luxurious fixtures and fittings extend throughout, complemented by ducted heating and cooling, a double remote-controlled garage, ample storage, super-fast internet, and a camera system. This home's striking street presence is enhanced by its prime location, offering easy access to Taylor School, Casey Market Town, and Gungahlin Town Centre. From its tranquil setting to its expansive interiors, everything about this property feels just right. Features: 2.7m Square Set Ceilings to the Entry North Facing Living Areas and Al-Fresco Chic 60x60mm Tiles Throughout Ducted Heating and Cooling LED Down-lights Walk-In Pantry 40mm Kitchen Bench-tops Wall Oven 900mm Gas Cooktop Versatile Rumpus Room Floor to Ceiling Tiles in Bathrooms En-suite with Double Vanity and Large Shower Large Walk-In Robe with Custom Joinery Built-In Robes in all Bedrooms Plush Carpets in Bedrooms, Rumpus, and Formal Lounge Double Remote-Controlled Garage Camera System NBN Connected Ample Storage Low Maintenance Landscaped Gardens 7 Minutes to Gungahlin Town Centre EER 4.5 Residence: 204.10m<sup>2</sup> Garage: 39.40m<sup>2</sup> Total: 243.50m<sup>2</sup> Block: 506m<sup>2</sup> Construction Date: 2017 Rates: \$2,876 per annum approx. Land tax: \$4,735 per annum approx. (if rented)