

52 Barraclough Crescent, Monash, ACT 2904



Sold House

Thursday, 23 November 2023

52 Barraclough Crescent, Monash, ACT 2904

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 499 m2

Type: House



Sam Buchanan

0402838949

\$750,000

Often sought and seldom found is a full-sized family house with complete renovations on a small easy care block. This is the desire of many, and you've now trawled through the images more times than we've had new Prime Ministers in the past decade, and you're hooked. It's okay. I understand why. This north facing contemporary home offers the ideal approach to optimising design and space. I mean, what's not to love about an immaculately presented three-bedroom home that is 'turn key' move in ready? Maybe it's also because the owners have thought of everything. Quality finishing, modern fixtures and fittings, stone benches, oversized fridge space.... It's ticking every single box you never even knew you needed, but now are madly in love with. You'll also be happy to know the deck and pergola are new in 2023 with high railings and a removable screen made in the same timber for privacy (or to keep an energetic dog from escaping) plus you're oh so close to schools, local shops, parks and playgrounds. Honestly, you can't ask for much more. Do yourself (and your family) a favour and put this place top of your must see list. Figures (approx): - Living: 123sqm - Deck and pergola: 54sqm (massive!) - Garage: 22sqm - Block: 499sqm - Rates: \$2,591pa - Land tax (if rented): \$3,228pa - Year of construction: 1981 Features: - North aspect - Renovated kitchen - Renovated bathroom - Renovated laundry - Entertain outdoors undercover in style on the impressive deck - Separate lounge and family rooms - Ducted gas heating - Timber and carpet flooring - RC/AC - Fully fenced with Colorbond - Low maintenance gardens - Single garage with dual roller doors for yard access Location according to Google Maps: - 150m to bus stops - 350m to children's playground - 650m to Monash Primary School - 800m to Wanniasa Shopping Centre - 4min drive to Holy Family Primary School - 2min drive to Erindale Shopping Centre - 4min drive to St Mary Mackillop Catholic College - 4min drive to Tuggeranong Town Centre - 7min drive to Woden Town Centre