

53/67 Barraclough Crescent, Monash, ACT 2904



Townhouse For Sale

Thursday, 11 January 2024

53/67 Barraclough Crescent, Monash, ACT 2904

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Auction

Peacefully positioned within the charming Merriwood enclave amidst landscaped communal gardens, this inviting home offers a low maintenance lifestyle in private and secure surrounds. As you approach, be captivated by its stunning curb appeal and meticulously manicured front garden, setting the tone for the elegance that awaits within. Step into sunlit interiors adorned with modern vinyl hybrid floors, creating a sophisticated atmosphere in the front, spacious living/dining area. The seamless flow of open living spaces, connected by a floor-to-ceiling glass door, invites you to explore the contemporary kitchen, family, and meals space. Indulge your culinary senses in the beautifully renovated (2019) kitchen, equipped with high-quality stainless steel appliances, chic hex tile splashback, and ample storage, then transition effortlessly to the outdoor oasis, where a new Merbau deck unfolds to reveal a landscaped rear garden, a perfect retreat for relaxation and outdoor entertainment. The bedrooms, each generously sized, feature ceiling fans and storage. The main bedroom stands out with dual built-in robes and an updated ensuite with modern fixtures. A neutral colour scheme in the main bathroom, and high-quality window furnishings provide a backdrop for your customisation. Stay comfortable with the LG ducted reverse cycle air conditioning and lower energy bills with the 5.5kw Solar system and Rinnai B26 gas hot water system. Enjoy the convenience of high-speed Fibre-to-the-node NBN connectivity and secure parking in the attached double garage with a new automatic door motor and internal access. Ample visitor parking is available, making hosting guests a breeze. Located in Monash, this property places you close to schools, parks, shopping centres, and public transport. To explore the untapped potential of this home, come to one of our upcoming open homes and envision the possibilities that await you in this peaceful Monash residence. EER: 4.5 Unit Plan: 1784 Body Corporate: Signature Strata Body Corporate fees: \$710.60p/q (approx.) AUV: \$8,861,800 (Unit Entitlement: 1.52%) Rates: \$2,430.67p/a (approx.) Land Tax: \$3,042.15p/a (approx.) Townhouse Size: Residence - 125m², Garage - 38m² Why this property is solely for you: * Step into the lap of luxury with this inviting three-bedroom, single-level townhouse, nestled within the meticulously maintained "Merriwood" complex * Experience a warm welcome as you approach this home, with its stunning curb appeal enhanced by a meticulously manicured front garden that exudes charm and elegance * Inside, be greeted by an abundance of natural light pouring through large windows, creating a delightful ambiance in the spacious living/dining area. Modern vinyl hybrid floors add a touch of sophistication * Enjoy the perfect blend of open living spaces, seamlessly connected by a floor-to-ceiling glass door. It leads from the formal living/dining area to the modern kitchen, family, and meals space, all graced with the same stylish vinyl hybrid floors * Your inner chef will rejoice in the practical and beautifully renovated (2019) kitchen. It boasts ample storage, a chic hex tile splashback, a sleek laminate benchtop, a breakfast bar, a large sink with a black mixer tap, and high-quality stainless steel appliances including a Bosch electric oven, a Bosch gas cooktop and a Samsung stainless steel dishwasher * Step outside through the sliding door to discover a new Merbau deck that opens up to a breathtakingly landscaped rear garden. With a grassy area framed by lush shrubs and a cozy Gabion basket sitting area, it's a haven for relaxation and outdoor entertainment * Retreat to the bedrooms, each generously proportioned and thoughtfully designed to provide ample storage and ceiling fans for ultimate comfort * The main bedroom stands out with dual built-in robes and an updated ensuite featuring a new shower screen, sleek black tapware including a rain shower head and handheld shower head, a spacious vanity, and a toilet * The large main bathroom complements the ensuite with a bath, a separate shower enclosure, modern vanity, and a separate toilet for added convenience * The internal laundry offers a handy nook for a second fridge or extra storage space * The interior is adorned with a timeless neutral colour scheme and showcases high-quality window furnishings, providing an elegant and versatile backdrop for your personal decor and style preferences * Stay comfortable year-round with the LG ducted reverse cycle air conditioning system and ceiling fans in all rooms * Embrace sustainability and lower your energy bills with the 5.5kw Solar system and a SolarEdge inverter * Enjoy endless hot water with the Rinnai B26 continuous flow gas hot water system * Stay connected with high-speed Fibre-to-the-node NBN connectivity, thanks to the nearby node * Your vehicles will find a safe haven in the attached double garage, complete with a new automatic door motor and internal access * Ample visitor parking is available in the complex, including four convenient spaces right opposite this charming townhouse * Nestled in the highly sought-after and family-friendly suburb of Monash, this property provides convenient access to nearby schools, parks, shopping centres, and public transport, making it an ideal home for a thriving and connected lifestyle