

59 Crackajack Way, Moncrieff, ACT 2914

STONE

House For Sale

Wednesday, 3 April 2024

59 Crackajack Way, Moncrieff, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 499 m2

Type: House



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\$1,199,000+

Experience unparalleled luxury and tranquillity in this exquisite single-level sanctuary, boasting premium inclusions designed to elevate your lifestyle. Perched in an elevated position, this home offers unobstructed views of the picturesque reserve, providing a serene backdrop to your everyday life. The north-facing living areas and kitchen flood the home with natural light, creating a warm and inviting ambiance throughout. Step inside to discover a haven of sophistication, where high 2.7m ceilings adorned with plantation shutters and custom linen sheer curtains enhance the spaciousness of the interior. Spotted Gum timber flooring and plush carpets underfoot add a touch of elegance, while the large open kitchen beckons with its walk-in pantry and premium Bosch appliances, inviting culinary adventures and memorable gatherings. Relish in the comfort and convenience of modern living with a large master bedroom boasting an oversized walk-in robe, complemented by three spacious bedrooms adorned with built-in wardrobes and luxurious honeycomb blinds. Outside, the covered alfresco area offers an ideal setting for soaking in the breathtaking sunset views, while the meticulously landscaped garden with automated irrigation system ensures effortless outdoor living year-round. Indulge in the epitome of luxury living in this meticulously crafted residence, where every detail has been thoughtfully curated to enhance your lifestyle in Northern Canberra.

Overview:- Single-level floor plan with premium inclusions - North facing living areas and kitchen- Highly energy efficient with double glazed windows/doors - 5.0kW solar system- NBN connected with Fibre To The Premises (FTTP) Sizes (Approx.)- Internal Living: 198.3 sqm- Alfresco: 16.4 sqm- Porch: 3.6 sqm- Garage: 39.3 sqm- Total residence: 257.6 sqm- Block: 499 sqm Prices:- Rates: \$661 per quarter- Land Tax (Investors only): \$1,164 per quarter- Conservative rental estimate (unfurnished): \$770-\$790 per week

Inside:- High 2.7m ceilings with plantation shutters and custom linen sheer curtains- Spotted Gum timber flooring and plush carpets- Large open kitchen with a walk-in pantry and premium Bosch appliances- Self-cleaning steam/pyrolytic oven, 800mm induction cooktop- Integrated dishwasher and a silent 'Schweigen' rangehood- Large master bedroom with an oversized walk-in robe - Three spacious bedrooms with built-in wardrobes, - Honeycomb blinds and Roman block-out blinds to bed 2, 3, 4- Ample storage, with a long hallway robe & dedicated store-room in the garage- Grand ensuite with floor to ceiling tiles, double vanity and double shower- Main bathroom with custom joinery, floor to ceiling tiles and an oversized shower- Ducted gas heating and evaporative cooling (2 zones)- Bosch alarm system (controllable over a mobile phone)

Outside:- Low maintenance gardens front and back- Covered alfresco with elevated and unobstructed views of the sunset- Travertine pavers, sandstone retaining walls- Colorbond fences/gates - Established hedges makes for a very private front garden- Automated irrigation system including sprinklers and dripper hoses- Wired CCTV cameras - Five-minute stroll to Moncrieff recreational park

Construction Information:- Flooring: Concrete slab on ground- External Walls: Predominately brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Window Glazing: Double glazed windows

The suburb of Moncrieff is conveniently located to allow easy access to a range of facilities including a number of local parks, walking trails & the 'One Tree Hill' lookout. Not to mention having the ever popular recreation park to entertain all ages. The Gungahlin Town Centre is also only minutes away and provides a whole host of further amenities. Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: jessdoolan@stonerealestate.com.au. Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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.