

# 6/1 Hoffmann Street, Moncrieff, ACT 2914



## Townhouse For Sale

Sunday, 10 December 2023

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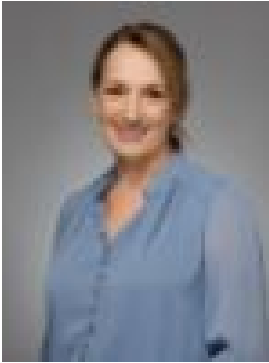
Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 101 m2

Type: Townhouse



Naomi Sachs  
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**\$615,000+**

Don't miss out on this fantastic two-bedroom townhouse-perfect for first-time buyers, downsizers, or investors! Enjoy a low-maintenance lifestyle in a modern, well-designed property that combines style and quality. The family-sized kitchen features sleek stone benchtops, making it both stylish and practical. The open-plan living/dining area flows seamlessly into a private courtyard for your enjoyment. Located in Moncrieff, you'll have easy access to amazing local parks, walking trails, and the stunning "One Tree Hill" lookout. Plus, the Gungahlin Town Centre is just minutes away, offering even more conveniences. Seize this opportunity to own a modern, well-located townhouse-perfect for your first home or investment venture!

Features  
Family-size kitchen with gas cooktop  
Modern open-plan living  
Front and rear courtyards  
Main bedroom with walk-through robe and ensuite  
Bedroom two with built-in robe  
Main bathroom with oversized shower  
Ducted reverse cycle heating & cooling  
Gas instant hot water  
European laundry  
Single-car garage and car space in front  
400metres walk to public transport links  
550meteres walk to Moncrieff Recreational Park  
900metres walk to local primary school  
4.6kms to Gungahlin Town Centre  
Ground floor: 49.67m<sup>2</sup>  
Upper floor: 51.53m<sup>2</sup>  
Total living: 101.2m<sup>2</sup>  
Garage size: 20.13m<sup>2</sup>  
Year built: 2018  
EER: 6  
Body Corp: \$390.45 per qtr  
Rates: \$590.00 per qtr (approx)