

6 Bronhill Street, Moncrieff, ACT 2914

STONE

House For Sale

Thursday, 30 May 2024

6 Bronhill Street, Moncrieff, ACT 2914

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 439 m2

Type: House



Jess Smith

0410125475

Auction 29/06/2024 at 1:30pm

Property to be auctioned onsite on the 29/06/2024 at 1:30pm with offers welcome prior. Nestled in a picturesque setting with breathtaking views, this magnificent residence, promises the epitome of family living and entertaining. Spread across two levels, it exudes warmth and sophistication, offering both formal and informal living spaces. Upon entry, a spacious foyer leads to a secluded multipurpose room, while an elegant stairwell ascends to the upper level, revealing a formal lounge room with stunning vistas. The second formal lounge and separate family area seamlessly integrate with the spacious kitchen, boasting stone benchtops and Bosch appliances. This home features five generously sized bedrooms, including two ensuites. Additional highlights include ducted heating/cooling, floating floors, and an automatic double garage. Situated moments from Gungahlin town centre, schools, and amenities, this property offers the ultimate convenience. Features Overview:- NBN connected with FTTP - Age: 7 years (built in 2017)- EER (Energy Efficiency Rating): 5.0 Stars Sizes (Approx)- Internal Living: 215 sqm- Alfresco: 25.09 sqm- Balcony: 4.91 sqm- Porch: 2.88 sqm- Garage: 57 sqm- Total Residence: 304.88 sqm- Block size: 439 sqm Prices- Rates: \$827.31 per quarter- Land Tax (Investors only): \$1,424.65 per quarter Inside:- Master bedroom with walk-in robe and ensuite - Bedrooms all with built-in robes - Main bathroom with separate powder room- Formal lounge room with panoramic views- Secluded multipurpose room perfect for a 5th bedroom, rumpus room or teenage retreat- Open-plan meals and family area leading to alfresco- Modern kitchen with stone benchtops and Bosch stainless steel appliances- Laundry with external doors- Double garage with internal access and automatic door- Ducted electric heating and cooling system- Gas hot water Outside:- Large alfresco perfect for entertaining and relaxing- Expansive backyard for outdoor activities Construction Information:- Flooring: Concrete slab and timber bearers and joists- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0 with reflective foil- Roof Insulation: Thermal insulation value approximately R-5.0 with anticon roof blanket 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. However, If you would like a review outside of these times please email us on: jesssmith@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 disclaim 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.