

# 6 Coetmore Lane, Moncrieff, ACT 2914

## Sold House

Thursday, 21 December 2023



6 Coetmore Lane, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 146 m2

Type: House



Gurjant Singh



Yash Sethi

0406551043

## Contact agent

New Door Properties proudly presents 6 Coetmore Lane Moncrieff (and known as 12/30 Bon Scott Crescent) an exquisite townhouse located in the heart of Moncrieff. This spacious home, bathed in natural light, boasts modern finishes, an open-plan layout, and versatile rooms. This property holds extraordinary offerings for domestic buyers, youthful families, or downsizers alike with its liberal living spaces and its low maintenance structure over three levels. This tremendous home was designed with functionality in mind. At the lower level, you will find a double car garage with automatic roller doors, a separate powder room for convenience and a beautiful outdoor courtyard. The first floor boasts a seamless flow of open-plan lifestyle. This light-filled floor is designed to enhance family life by providing you with an open-plan kitchen and living area that flows in a spacious balcony. This creates a perfect opportunity for quality family time and entertaining guests alike. You also have an additional room on this floor which you could either use as a third bedroom, office space or even turn it into a rumpus room. To decorate the convenience of this home even further, the top floor is complete with a master suite which boasts its own ensuite bathroom and a spacious walk-in robe. You will also find the main bathroom and the second bedroom complete with a custom built-in robe on this level. This gem is truly a highly desirable design in a great location. Surrounded by schools, shops, parks, bicycle tracks & only a few minutes' drive to the city, this apartment brims with convenience. Don't miss the opportunity to call this attractive townhouse your own! To know more, call Gurjant at 0497 000 007 or Abhi at 0404 525 998.

**Property Features:** 3 Bed | 2.5 Bath | 2 Car Garage - Townhouse

- Exquisite 3-bedroom townhouse close to amenities
- Light and airy open-plan living and dining areas
- Kitchen boasts 600mm appliances including gas cooktop, electric oven, dishwasher and a ducted rangehood
- Master suite complete with a spacious walk-in wardrobe and ensuite bathroom
- 2 additional bedrooms with built-in robes
- Well-equipped main bathroom
- Separate powder room downstairs
- European-style laundry with extra storage
- Split unit heating and cooling in living area as well the master bedroom
- Continuous gas hot water
- NBN connected
- Spacious balcony
- Low maintenance courtyard
- Double car garage with remote-controlled roller doors and extra storage
- 1-minute walk to the Moncrieff Community Recreation Park
- Proximity to Gungahlin town centre, recreational and medical facilities
- Proximity to light rail and other means of public transport

**Property Details:**

- Internal Living: 105.73m<sup>2</sup> (approx.)
- Garage: 40.22m<sup>2</sup> (approx.)
- Total residence: 145.95m<sup>2</sup> (approx.)
- Rates: \$404 per quarter (approx.)
- Land Tax: \$508 per quarter (approx.)
- Body Corp: \$446 per quarter (approx.)
- Rental Estimate: \$640-\$680 per week

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