

6 Ketterer Street, Moncrieff, ACT 2914



Sold Other

Monday, 14 August 2023

6 Ketterer Street, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Other



Jonathan Irwin

\$710,000

This immaculately maintained, separate title residence offers so much for first home buyers, downsizers and investors. Featuring 105m² of living space, the home offers a comfortable and convenient lifestyle. Vacant and ready for you to move in and enjoy!

THE HOMEThe downstairs, open plan living area flows from the comfortable and light filled lounge room through to an inviting dining area. The large light filled kitchen is well equipped with excellent storage, generous bench space, a four burner gas stove and Bosch dishwasher. Sliding doors lead out to a fully fenced rear garden with a deck for summer entertaining and a level, low maintenance lawn. Upstairs, the master bedroom is generously sized and includes built-in robes and an ensuite bathroom. The two additional bedrooms include built-in robes and are both situated adjacent to the sleek main bathroom, which features a bath tub and separate toilet. Those who prefer a separate laundry are well catered for and there's plenty of extra storage available. Other features that make this property stand out are the ducted gas heating, two split system air conditioning, ceiling fans and excellent storage space. The home includes single garage with internal access, direct access to the rear yard and a power door opener. There's additional off street parking available on the driveway.

THE LOCATIONThe home is set in a quiet street only a couple of minutes walk to the bus stops either side of Bernard Heinz Avenue. Moncrieff's hugely popular playgrounds are an easy stroll, as is the footbridge leading to Amaroo School, Good Shepherd Primary and the popular locals shops in Amaroo. Moncrieff is located in North Gungahlin and is bound by Horse Park Drive and Taylor to the north, and the existing suburbs of Ngunnawal and Amaroo to the south and east. It is located approximately 4km north of the Gungahlin Town Centre.

FROM THE SELLERS'We love the nature strips and walking areas all around our neighbourhood. Beautiful 360 degree views on top of the hill here. It's usually a very quite and calm area. There are plenty of playground's within a few minutes walk, Moncrieff park being prominent among them, where people from other suburbs even come to play. Shops are also within walking distance and you can easily get to Aldi, Coles or Woolies depending on your preference. There is also a great sports oval very close by. We love the practicality of the home and all the storage, both built in and what we've added. It's low maintenance and easy to clean. It's only 5 years old so most things still have great warranty and is in excellent condition. We love our little deck and garden area and often eat outside. The neighbours are fantastic, very friendly but quite and like to keep to themselves. The house has plenty of windows and has a lot of natural light!

SUMMARYSeparate title - no strata/body corporate
Flowing open plan living design
Kitchen features excellent storage, gas cooktop & Bosch dishwasher
Main bedroom includes a built-in robe & ensuite
Sleek main bathroom with bathtub
Separate laundry with overhead cupboards
Under stair storage & linen cupboard
Ducted gas heating
Split system air conditioned living
Ceiling fans to all bedrooms
Child/pet friendly courtyard with level lawn & entertaining deck
Single garage with internal access & power door opener
Off street parking on driveway
1.4km to Amaroo Shops & Amaroo School
4km to Gungahlin CBD
Living: 105m² Garage: 21m² Total: 126m² Block: 153m² Built: 2017 Rates \$472pq Rent estimate: \$630 - \$650pw All figures are approximate
For further details, please contact Jonathan Irwin by submitting an enquiry form below or calling on 0421 040 082.
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