

**64/67 Barraclough Crescent, Monash, ACT 2904**

home by holly

**Sold Townhouse**

Monday, 14 August 2023

64/67 Barraclough Crescent, Monash, ACT 2904

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

**\$700,000**

#soldbybianca \$700,000 Get ready to fall in love with this stunning three-bedroom ensuite townhouse. Situated in a beautifully maintained complex, this freestanding home presents the perfect opportunity to get comfortable in one of Tuggeranong's most sought after suburbs. The moment you step inside, you'll be greeted by the spacious north facing open-plan living area, complete with stunning timber look floors and oodles of natural light. The kitchen sits within the family meals area with direct connection to the covered outdoor patio and established gardens. Each of the three bedrooms is a true retreat, with large windows that fill the rooms with light. The master bedroom is a true highlight, with a private ensuite bathroom. You'll love starting and ending each day in this peaceful haven. This townhouse also offers a low-maintenance backyard, perfect for entertaining guests, or just enjoying the beautiful weather. The home also features a large double garage, providing you with a secure place to park your car, as well as extra storage space. Whether you're a first-time homebuyer or down-sizer, this townhouse is the perfect place to call home. With its prime location, community feel and fantastic floor-plan, this home is sure to impress. Features: .single level freestanding three bedroom townhouse. master bedroom with ensuite and built in robes. large main living area at front of the home with north facing windows. family room adjoining kitchen. main bathroom with seperate water closet. each bedroom with built in robes. brand new laminate flooring throughout. freshly painted. ducted gas heating. reverse cycle split system. large double garage with internal access. amazing location at the front of a beautiful townhouse community. EER: 4.5 Floor area: 108.5m<sup>2</sup> Body Corporate: \$651.50pq (approx) Unimproved Value: \$142,500 Rates: \$1,692.51 pa (approx) Land Tax (when rented): \$2,213.85