

**8/101 O'Keefe Avenue, Moncrieff, ACT 2914**

LUTON

**Townhouse For Sale**

Wednesday, 15 May 2024

8/101 O'Keefe Avenue, Moncrieff, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Ben Holder

0261763448



Harman Bedi

0423726933

## Auction

Nestled in the heart of Moncrieff, this captivating 4 bedroom, 2 bathroom residence with a 2-car garage is more than just a townhouse – it's a sanctuary of modern living. Step through the inviting entrance and be greeted by the warm glow of natural light filtering through the tinted windows, creating a serene ambience throughout the home. The thoughtful design seamlessly blends functionality with elegance, offering a lifestyle of comfort and convenience. Indulge in the luxury of the expansive master suite, featuring a walk-through robe and ensuite, providing a private oasis where you can unwind and rejuvenate in style. The remaining bedrooms are equally inviting, each boasting built-in robes to accommodate your storage needs with ease. Prepare culinary delights in the sleek and sophisticated kitchen, equipped with top-of-the-line stainless steel appliances, ample storage options, and a convenient breakfast bar – perfect for casual meals or morning coffee rituals. The open-plan living and dining areas flow effortlessly, creating a space that's perfect for both intimate gatherings and lively celebrations with loved ones. Beyond the interiors, this home is designed for your security and peace of mind. With strategically placed security cameras offering comprehensive coverage of the property's surroundings, you can rest easy knowing that your safety is prioritised. Outside, the allure continues with low-maintenance landscaping and a private outdoor space, providing the perfect backdrop for alfresco dining, morning yoga sessions, or simply soaking up the sunshine. Located in one of Moncrieff's most sought-after neighbourhoods, you'll enjoy the convenience of nearby amenities, schools, parks, and recreational facilities, ensuring that every aspect of your lifestyle is catered to. Don't miss the opportunity to make this exquisite residence your own. Contact us today to schedule a private viewing and experience the magic of 8/101 O'Keefe Ave for yourself. Your dream home awaits!

**Key Features:-** Tinted windows throughout- Large master suite with walk-through robe and ensuite- Spacious bedrooms all with built-in robes - Modern kitchen with stainless steel appliances, ample storage and breakfast bar- Open-plan living and dining - Laundry room with access to the garage- Downstairs powder room- Ducted reverse cycle heating and cooling- Electric hot water- Double garage with a digital lock for internal access and under-stair storage- Crimsafe security screen on front-door- Security cameras that view around the property

**Outdoors Details:-** Front enclosed paved courtyard surrounded - Separated, easy to maintain front and back yards with gate for security- NBN connected with FTTP

**Key Details -** Strata : \$830.81 per quarter- Rates: \$479 per quarter- Land Tax : \$640.25 per quarter- Year built 2019- EER 5.5 Stars- Internal Living: 145 sqm- Garage: 37 sqm- Block: 245 sqm

**Disclaimer:** Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement Luton Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.