

# 81 Limb Circuit, Moncrieff, ACT 2914



## Townhouse For Sale

Friday, 12 April 2024

81 Limb Circuit, Moncrieff, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$725,000-\$745,000**

Stepping inside this beautifully presented 3 bedroom townhouse you immediately feel at home. The owners made a number of upgrades to the property during construction to make this home special; double glazing, extended tiling to the living areas, an ensuite bathroom to the master bedroom, reverse cycle heating and cooling throughout the home and stone benchtops to the kitchen are just a few extra features to name. Upon entering, you are greeted by a spacious tiled open-plan living and dining area, perfect for entertaining guests or relaxing with family. The well-appointed kitchen features stone benchtops, quality appliances, and ample storage space. Completing the ground level is a laundry and powder room, a ground floor bedroom with built-in wardrobes, reverse cycle heating/cooling and access to the front patio and garden. Upstairs you will find the north facing master bedroom that boasts views towards One Tree Hill and Oak Tree Hill as well as a large built in wardrobe and ensuite. A spacious third bedroom with reverse cycle heating and cooling as well as built in wardrobe is also located on the top level of the home as is a spacious sleek and modern family bathroom. Outside, you will find a low maintenance landscaped rear garden with an established vegetable garden. This area is perfect for outdoor entertaining and perfect for children or pets to play. A secure enclosed automated double garage is located at the rear of the property and provides security and peace of mind for your vehicle and other valuables. There is an additional off street parking area located to the left hand side of the property for the added convenience of you and your guests. The property is within walking distance to playgrounds, Margaret Hendry School and nature reserves. Public transportation connections are nearby to the home connecting you to the Canberra Light Rail Network. Don't miss this opportunity to secure your dream home in Moncrieff. - Double glazed windows- Bosch and Omega kitchen appliances- Stone kitchen benchtops- North facing living/dining- Double garage - automatic- Additional off street parking- Downstairs powder room- Low maintenance rear garden- Custom blinds throughout the home- Reverse cycle heating/cooling Land Size: 240sqm approx. Living Size: 112sqm approx. Rates: \$561p.q. approx. Community Corporation Fees: \$181.50p.q. approx. Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.