

87 Limb Circuit, Moncrieff, ACT 2914

House For Sale

Friday, 14 June 2024



87 Limb Circuit, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 243 m2

Type: House



Yash Sethi
0406551043



Abhi Parashar
0404525998

Offer above \$725,000

New Door Properties proudly presents 87 Limb Circuit, Moncrieff. This property is ideal for young families and astute investors, this 3-bedroom house in Moncrieff strikes a perfect balance between functionality and comfort. Step inside and be greeted by a light-filled haven. The open floor plan seamlessly integrates the living room, dining area, and modern kitchen, creating a sense of spaciousness that fosters togetherness. Large sliding glass doors on opposing sides bathe the space in natural light and offer a refreshing cross-breeze when opened. Whether you're unwinding after a long day or entertaining guests, this bright and airy atmosphere creates a truly inviting ambience. The peace and quiet of your retreat are guaranteed thanks to the secluded private entrance, tucked away from any street noise. Inside, the modern kitchen is a chef's dream, boasting a gas cooktop, ample cupboard space, and a generous island benchtop that provides extra prep area and casual seating. The large laundry adds valuable storage solutions, while a convenient downstairs powder room caters to busy mornings and evenings. Year-round comfort is ensured by the split system air conditioning, keeping the entire home at a pleasant temperature no matter the season. The sizable master bedroom is a true sanctuary, featuring a luxurious walk-in wardrobe for all your clothing needs. The two additional bedrooms are equally well-appointed, each boasting built-in wardrobes to keep things organized. All three bedrooms share a spacious modern bathroom equipped with contemporary fittings, providing a spa-like experience after a long day. Stepping outside, you'll find a low-maintenance backyard - perfect for enjoying some fresh air or hosting barbeques with minimal upkeep. The private courtyard, accessible from multiple points, creates an extension of your living space, allowing for seamless indoor-outdoor entertaining under the starry night sky. Finally, your vehicles are well looked after with secure parking provided by a double carport featuring an automatic roller door for added convenience. This property truly has it all, offering a perfect blend of style, functionality, and comfort. Don't miss the opportunity and book your inspection today! To know more get in contact with Yash Sethi 0406 551 043 or Abhi Parashar 0404 525 998

Property Features: 3 Bed | 3 Bath | 2 Car - 243.00 m2 block (approx.) • Three bedrooms with built-in robe • One bedroom downstairs and serviced with bathroom • Modern kitchen with updated 600mm stain steel appliances • Island bench with a lot of cupboard storage and walk-in pantry • Open plan living and dining area • Split system to the master bedroom and living • Low maintenance private courtyard • Continuous gas hot water unit • Downlights throughout the house • Double-car garage with remote access • NBN connected • Storage under the stairs • Corner house • EER: 6.0 • Year of build: 2017 • Floor area: 148.10 m2 (approx.) • Block size: 243.00 m2 (approx.) • Rates: \$561.00 per qtr (approx.) • Community Corp Fees: \$181.50 per qtr (approx.) • Rental estimate: \$660 to \$680 per week (approx.)

Location: • Moncrieff is located in North Gungahlin and is bound by Horse Park Drive. • It is located approximately 5.0Km north of the 'Gungahlin Town Centre' • Close proximity to Margaret Hendry School and Amaroo School • Close drive to Gungahlin centre and Amaroo shopping centre • Easy access to public transport options • Steps away from popular Moncrieff Community Recreation Park and walking strips

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