

9/2 Hoffmann Street, Moncrieff, ACT 2914

Townhouse For Sale

Wednesday, 20 March 2024



9/2 Hoffmann Street, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Yash Sethi
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\$699,000+

New Door Properties is proud to present 9/2 Hoffmann Street, Moncrieff ACT in the most sought-after Gungahlin. 2019 build a split-level residence featuring open plan living, functional kitchen, and ample storage. It also offers a sun-facing private courtyard (north-facing) and a separate balcony to sit and relax which is overlooking a reserve. Downstairs you have a large garage and laundry. Moving upstairs you will find comfortable family dining and a spacious modern kitchen, following bedrooms with BIR, and a master bedroom with en-suite. This townhouse was designed keeping a young family in mind, buyers looking to enter the market wisely or an investor seeking to capitalise on a great location with a strong rental yield. It comes with approved plans for additional dwelling as 'conversion of existing patio into a 'Home Office'. Don't miss the opportunity and book your inspection today! To know more get in contact with Yash Sethi at 0406 551 043 or Abhi Parashar at 0404 525 998

Property Features: 3 bed | 2.5 bath | 2 car - Townhouse

- Spacious three-bedroom townhouse in 'Alpine Villas'
- All the three bedrooms with built-in robe
- Master bedroom with en-suite and built-in robe
- Open plan living, with private courtyard and balcony overlooking reserve
- Full size kitchen with stone benchtop and plenty of storage
- Appliances included gas cooktop, rangehood, oven & dishwasher
- LED lights all across the house
- Ducted recycled heating and cooling system
- Spacious European-style laundry
- Separate powder room with vanity
- Carpets in bedrooms and floorboards in the living area
- Continuous gas hot water unit
- Double lockup garage with additional visitors parking in the complex
- Energy-efficient glass windows
- Spacious open courtyard with native garden that attracts birdlife
- Corner unit
- NBN connected
- 2019 build
- EER 5.5
- Orientation: north facing
- Floor area: 137.95m² (approx.)
- Strata: \$862.97 per quarter (approx.) (Include admin + sinking funds)
- Estimated rental: \$660 to \$680 per week

DA Approved: Approved proposal for additional dwelling as 'conversion of existing patio into a Home Office', more evidence can be provided upon request. Please see the images for a better understanding.

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'
- 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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