

93 Limb Circuit, Moncrieff, ACT 2914

Sold House

Sunday, 15 October 2023

Canberry.

Live Where You Love

93 Limb Circuit, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 180 m2

Type: House



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\$720,000

Live where you love...Welcome to 93 Limb Circuit, Moncrieff! This stunning house is now available for sale and it's the perfect opportunity for you to find your dream home. This property offers everything you need and more. It's a separate titled home, which means no strata hassle, and provides ample space and size. As soon as you step inside, you'll be greeted by an abundance of natural light flowing through the sliding doors that lead into the open plan living, dining, and kitchen area. The downstairs also features a convenient powder room and a heating and cooling split system for those warmer days. Upstairs, you'll find three generously sized bedrooms. The master bedroom boasts its own ensuite bathroom while the second and third bedrooms are serviced by the main bathroom. All bedrooms come with built-in wardrobes and their own individual heating and cooling split systems. The front yard to the backyard has been beautifully landscaped to create a low maintenance lifestyle that allows you to enjoy your home without spending hours on upkeep. Additionally, there is a community title in place that takes care of common driveways and garden areas. Location-wise, this property couldn't be better situated. You'll have easy access to all amenities including schools, shops, parks, public transport options - everything you need is just moments away. Don't miss out on this incredible opportunity to own a beautiful home in a fantastic location where you'll live where you love. At a glance... - Turnkey home ready to move in - Separate title home - Community title which takes care of common driveways and gardens - Be greeted by an abundance of natural light flowing through the sliding doors that lead into the open plan living, dining, and kitchen area - Downstairs also features a convenient powder room and a heating and cooling split system for those warmer days - Increased privacy with living downstairs & bedrooms upstairs - Upstairs, you'll find three generously sized bedrooms - The master bedroom boasts its own ensuite bathroom while the second and third bedrooms are serviced by the main bathroom - All bedrooms come with built-in wardrobes and their own individual heating and cooling split systems - The front yard to the backyard has been beautifully landscaped to create a low maintenance lifestyle - Individual heating and cooling split system in each bedroom and lounge room - Freshly painted - Security cameras - LED lighting throughout the home - Close to nature parks, playgrounds, and wetlands - Short drive to Gungahlin, Casey, and Amaroo shops Love The Location... - Within 8 minutes' walk to the Moncrieff Recreation Park - Within 6 minutes' drive to the Amaroo shops - Within 8 minutes' drive to the Casey Market Town - Within 9 minutes' drive to the Gungahlin Town Centre Property details... Ground Floor: 53.5sqm Upper Floor: 54.8sqm Total Living: 108.3sqm Garage: 36sqm Total Build: 144.3sqm Block: 180sqm Built: 2017 EER: UV: \$290,000 Rates: \$568pq (approx.) Land Tax \$828pq (approx. only if rented) Community Title: \$540pa Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.