

# 97 Limb Circuit, Moncrieff, ACT 2914

## Townhouse For Sale

Saturday, 9 December 2023

**Canberry.**

*Live Where You Love*

97 Limb Circuit, Moncrieff, ACT 2914

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 144 m2**

**Type: Townhouse**



Mathew Kocic  
0261097280

**\$684,999**

Live where you love...Welcome to 97 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 a walk-in robe while the second and third bedrooms have built-in robes and are all serviced by main bathroom. A bonus is that all bedrooms have their own individual heating and cooling split systems. The backyard is large and spacious with plenty of room for kids to run around while you either relax or entertain under the outdoor pergola. 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 a walk-robe while the second and third bedrooms have built-in robes and are all serviced by the main bathroom - All bedrooms have their own individual heating and cooling split systems - The backyard is large and spacious with plenty of room for kids to run around while you either relax or entertain under the outdoor pergola - 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: 239sqm Built: 2017 EER: 5.0 UV: \$353,000 Rates: \$641pq (approx.) Land Tax \$1,004pq (approx. only if rented) Community Title: \$363pq 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.