

17 Lumsdaine Street, Moncrieff, ACT 2914

House For Sale

Wednesday, 22 November 2023



17 Lumsdaine Street, Moncrieff, ACT 2914

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 646 m2

Type: House



Antony Damiano

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Simran Kaur

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Auction

Auction Location: On-Site Harmoniously blending quality and sophisticated design with the comforts of modern family living, this supremely spacious entertainer leaves nothing to chance with impeccable styling and finishing throughout. Discover a wonderful sense of warmth and light from the very first step inside. Framed by raked square set ceilings and stylish banks of double-glazed glass, enjoy this large family home that's perfect for relaxing and entertaining on any level. Designed by the builder themselves it is evident no expense has been spared. The home spectacularly opens up to reveal a roomy, north-facing open-plan living and dining area giving way to an entertainers' kitchen showcasing quality Artusi appliances, gas cooking, chic caesar-stone bench-tops, copious amounts of bench space & storage in abundance. This instantly inviting space will satisfy the most demanding of home chefs. The indoor living spaces seamlessly connect with the privacy of the entire block (646sqm). Be instantly drawn to a covered patio area, perfect for al fresco dining all year round servicing those big family BBQ's will be a breeze. Adjoining this space, a fully landscaped, low-maintenance yard and garden that captures the natural northern light. The master bedroom is serviced by a large walk in robe with custom joinery and a stylish en-suite with double length vanity and oversized shower. The remaining bedrooms, one of which has an additional en-suite, laundry, lounge, kitchenette and private access are set towards the rear of the home. This is great for intergenerational living or could be rented out separately for an additional income stream. Finished with large custom built-in robes and a substantial and super-stylish main bathroom including bath tub & boasting a separate toilet. Fixtures and fittings in all of the bathrooms are complemented by high quality tap-ware, creating a luxurious, and prestigious feel. Offering the ultimate low-maintenance lifestyle, comprehensive features include ducted heating and cooling throughout, a double remote-controlled garage, storage in abundance, super-fast internet and custom joinery throughout. Providing a strong, eye-catching presence from street level, the property is perfectly placed to take full advantage of its location. Offering easy access to Taylor School, Casey Market Town and the Gungahlin Town Centre. From the peaceful position through to the super-sized spaces, everything about this home feels right. Inspect today as properties of this quality and calibre are difficult to find.

- Large Corner Block with Fully Landscaped Gardens
- Builders own home- Completely Single Level Throughout
- North facing to living areas and al-fresco
- Raked Square set ceilings
- Chic 60x60mm tiles throughout
- Ducted heating and cooling
- LED Down-lights
- Oversized Kitchen featuring Quantum Quartz bench tops & ample storage
- Artusi Gas Cook Top, Oven & Integrated Microwave
- Floor to ceiling tiles to bathrooms
- En-suite with wall hung vanity and large shower
- Large WIR with custom joinery to main bedroom
- Custom BIR's to all bedrooms
- Plush Carpets to all bedrooms and Rumpus / Study
- Custom joinery to living areas
- Double glazed windows
- Double remote controlled garage
- NBN Connected
- Huge amounts of storage
- 2023 Construction Date
- Custom cabinetry to al-fresco with sink
- Option for fully self contained lock up unit within the property perfect for intergenerational living, teenagers retreat or rental opportunity

Living 222m² Garage 36m² Alfresco 27m² Total - 285m²
Rates - \$3,001 p.a Land Tax (if rented) - \$5,026 p.a Rental Estimate: \$1,100.00 - \$1,200.00 per week