

20/12 Dulcie Holland Crescent, Moncrieff, ACT, 2914 **RayWhite**

House For Sale

Thursday, 22 August 2024

20/12 Dulcie Holland Crescent, Moncrieff, ACT, 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Moncrieff Masterpiece

This sunlit 3.5 bedroom, 2.5 bathroom townhouse boasts an exceptional level of spaciousness, thoughtfully designed across three levels. Your new home awaits, located in one of the most sought after pockets of Moncrieff.

On the ground floor you'll find a generous double garage and a convenient study/guest retreat, with access to an outward-facing courtyard that provides a secure space for children and pets.

The middle level features an expansive open-plan layout encompassing a modern kitchen, living, and dining area, complemented by both front and back balconies for versatility and cross flow of air. Here you'll also find the fully equipped laundry with a handy powder room.

Ascending to the top floor, you'll discover three bedrooms, each equipped with built-in robes, as well as a master ensuite, main bathroom with bath, and a generously proportioned linen cupboard.

The suburb of Moncrieff is conveniently located, allowing easy access to a range of facilities including several local parks, playgrounds, Moncrieff Pond, beautiful walking and bike trails & the 'One Tree Hill' lookout. Not to mention having the ever-popular recreation park to entertain all ages. Amaroo shops, schools, and restaurants are a three-minute drive or relaxed bike ride away, and nearby buses connect you to Gungahlin town centre providing a whole host of further amenities. With plans for tennis courts nearby and Saturday Parkrun close by, this is the ideal location for work, rest, and play.

Your new home features:

- Spacious 3.5 bedrooms. 2.5 bathrooms and 2 car garage townhouse
- Open-plan kitchen, living and dining
- All bedrooms feature built-in robes
- Master bedroom with ensuite
- Main bathroom with bath
- Spacious living room with glass sliding doors through to the large terrace balcony
- Dining space with glass sliding doors through to the French balcony
- Modern kitchen with stone benchtops, gas cooktop, dishwasher, ample storage and breakfast bar
- Double-car garage with internal access
- Study/guest retreat with separate access to secure courtyard garden
- Linen cupboard
- Ducted reverse cycle heating and cooling
- Laundry with W/C

STATISTICS (all figures are approximate)

EER: 4.5

Internal Living Floor 2: 58 sqm

Internal Living Floor 1: 46 sqm

Internal Living Ground Floor: 19 sqm

Terrace Balcony: 13 sqm

French Balcony: 4 sqm

Home Size: 140 sqm

Garage: 40 sqm

Strata Levies: \$691.90 pq (admin + sinking fund)

Rates: \$407.95pq

Land Tax: \$542.53pq (only if purchased as an investment)

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout and descriptions.