

24 Hallstrom Circuit, Monash, ACT, 2904



House For Sale

Friday, 9 August 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Meticulous home modernised for 21st century lifestyle!

On the hunt for something fresh, family-friendly and free of hassle? This single-level renovated home more than meets the brief.

Located in a quiet loop street on a fully fenced and flat 787m² block, it's been updated to provide contemporary amenities that will appeal to young families and those looking for an easy-care lifestyle. A clean, white and grey palette adds to its modern appeal, complemented by beautifully sunlit spaces that include the open living, dining and family zones.

Relax or share meals with family here, made with love in the streamlined kitchen, or decamp to the vast rear yard where the large terrace or landscaped fire pit zone offer terrific options for alfresco entertaining as the kids burn off energy tearing around the adjacent lawns.

The bedrooms in this home have been carefully placed so that everyone has their own privacy. The master, segregated in the eastern wing, has a walk-in wardrobe and its own lovely ensuite. Two additional bedrooms at the opposite end of the home are serviced by a family bathroom and have views over the rear yard.

Situated in an established pocket with great connectivity, this is where you'll want to be. Stroll up the street to the local playground, grab a bike for the 5-minute ride to Lake Tuggeranong. Monash Primary, Trinity Christian School and Mackillop College are all just a 3-minute drive and it's only 5 minutes to Lake Tuggeranong College and to South Point Tuggeranong for dining, retail and services.

Features:

- Updated family home across one level
- Large covered front entry
- Three living areas including dining
- Family bathroom with bathtub and walk-in shower
- Updated laundry with airing rails, good storage and outside access
- Ducted reverse-cycle heating and cooling
- Split-system to master bedroom
- Wall-mounted gas heater in family room
- Ceiling fans to bedrooms
- Gas cooktop, electric oven and dishwasher to kitchen
- Two-seat breakfast bar
- Double garage with roller doors
- Off-street parking for a further two cars
- Pebblecrete driveway
- Low-maintenance gardens
- Colorbond fencing
- Access to walking paths from front door

Outgoings and property information (approx):

- Block: 787sqm
- Living: 137sqm
- Garage: 42sqm
- Rates: \$3,131.12pa
- Land tax (if rented): \$5,739,20pa
- Expected rent: \$690-\$720pw
- Year built: 1991
- EER: 2.0