

30 Steffanoni Circuit, Monash, ACT 2904



House For Sale

Wednesday, 26 June 2024

30 Steffanoni Circuit, Monash, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 906 m²

Type: House



Ray Moon
0401368276



Paul Corazza
0418632217

Auction -20/07/24

Welcome to 30 Steffanoni Circuit, Monash – a spacious and versatile four-bedroom family home that epitomises comfortable suburban living. This property is ideally situated just moments away from the bustling Tuggeranong Town Centre, where you will find an array of amenities including shopping, dining, recreational facilities, and essential services, making day-to-day living convenient and enjoyable. Set on an impressive 906m² block, this home offers abundant space for all your lifestyle needs. The expansive yard is perfect for outdoor activities and provides ample room for future extensions or even the addition of a swimming pool, allowing you to truly tailor the property to your desires. Inside, the home retains its original charm but is presented in immaculate condition, boasting new carpets and a fresh coat of paint throughout. The practical layout includes four generous bedrooms, providing plenty of room for a growing family or guests. With two well-appointed bathrooms, morning routines will be a breeze for everyone. For those with vehicles and hobbies, the double garage with drive-through access to the backyard offers unparalleled convenience and additional storage and workshop options. The home is equipped with ducted gas heating, ensuring warmth and comfort during Canberra's chilly winters, and security cameras and screens for added peace of mind. One of the standout features of this property is the huge covered outdoor entertaining area. Overlooking the large backyard, this space is perfect for hosting gatherings with family and friends, summer barbecues, or simply enjoying a quiet evening outdoors. In summary, 30 Steffanoni Circuit is a delightful home with immense potential, perfectly positioned close to the Tuggeranong Town Centre. Whether you're looking to move straight in or explore the possibilities for future enhancements, this property is an opportunity not to be missed. Come and experience the charm and convenience of this wonderful Monash home – it's ready and waiting for you to make it your own.

Summary of features:- Large 906m² block with scope to extend or add your own pool- Primary North-East aspect ensuring light-filled living spaces- Ideal quiet position overlooking parkland for enhanced well-being- Large, covered entertaining area overlooking the sizeable backyard- Multiple living spaces allowing for individual peace & privacy- Freshly repainted throughout- New carpets & roller blinds in the bedrooms- Ducted gas heating for year-round comfort- Smeg gas cooktop and dishwasher- Separate laundry, with external access- Side-by-side double garage with drive-through access & remote doors- Security shutters & screens for peace of mind- Garden sheds for extra storage plus compost bin & veggie gardens- Walk or ride to Tuggeranong Town Centre or Erindale Centre- Close by to playgrounds & schools- NBN available- Flexible settlement options available

Key figures:- Living area: 158m²- Garage area: 41m²- Total under roofline: 199m²- Entertaining area: 49m²- Block: 906m²- Rates: \$3,103 p.a. - Land tax (Investor's only): \$5,250 p.a.- Rental estimate: \$750-\$770 per week- EER: 1.5- Constructed: 1990