

35 Ruby Hunter Rise, Moncrieff, ACT 2914



House For Sale

Saturday, 29 June 2024

35 Ruby Hunter Rise, Moncrieff, ACT 2914

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 449 m2

Type: House



Yubi Baral

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\$1,169,999+

The architecturally designed home offers enchantment and excitement. Creating a new place for your family to make memories is just the beginning of your life in Moncrieff. This beautiful home combines elegance and quality, with top-notch standards. Located in the growing suburb of Moncrieff, this executive residence showcases excellent craftsmanship and high standards.

Word from the Residence:We have loved living here at this family home. It's been a beautiful and functional home for us. Starting with a blank slate when we bought it in 2017, we've enjoyed making it our own. The ample storage and well-designed layout have been especially great for us, offering excellent space separation from one end of the house to the other. One of our first priorities was establishing a garden, which was crucial to us moving into a new suburb. We had a cat enclosure built so our beloved cat could safely enjoy the outdoors, lounging in sunny spots or seeking shade under bushes as she pleases. To expand our living space outdoors, we installed a composite, low-maintenance deck. Sitting outside with family under the fan during warm weather has become one of our favorite pastimes. Over time, our garden has flourished into a green oasis amidst suburbia. We take pride in growing our own vegetables and herbs using our compost, and our tomatoes and raspberries have thrived. This home keeps us warm in winter with its fantastic, ducted heating system and cool in summer thanks to solar panels that efficiently manage our energy consumption. The solar panels, along with a battery, help keep our energy bills low, and they power an EV charger for additional savings if you're an electric vehicle owner. We sincerely hope the next family who moves in loves this home as much as we have. The neighbors are wonderful, the area is filled with natural beauty, and there are excellent amenities nearby. If we weren't retiring out of state, we wouldn't even consider leaving this beautiful property.

Key Features:-

- Architecturally-designed home ready to move in
- Your private oasis awaits with beautiful leafy gardens
- Quality construction and attention to detail with considered design and lifestyle features
- Open plan family/kitchen area flowing to a covered entertaining area and rear deck
- Covered alfresco area under the roofline with gas and water connections
- The central lounge room is easily converted to a fifth bedroom
- Gourmet kitchen features Bosch cooktop and oven, space for a plumbed-in fridge, walk-in pantry, Caesarstone benchtops, and soft-closing drawers
- Main bedroom is located at the front of the home with a generous walk-in wardrobe and ensuite
- Three further bedrooms all with built-in wardrobes, one with an ensuite
- Three bathrooms in total with floor-to-ceiling tiles
- Generous storage throughout, double linen cupboards, built-in robes
- Contemporary decor with hard-tiled floors and carpet
- Intercom and security camera entrance
- Double garage with automatic doors and internal access, rear door for additional access
- Reverse cycle ducted electric heating and cooling
- Fully landscaped, leafy garden and a beautiful feature stone mason retaining wall
- large cat enclosure featured at one side of the house with internal pet door access
- Chrome door hinges throughout
- Internal timber bracing to support wall-hung devices such as TVs
- Elevated street position with views from the streetscape
- 6.6 KW | 20 Panels Solar System with 12.6 KW Battery
- EV charger recently installed
- Rental Estimate: \$775-\$835 per week
- Only a short walk to a nature reserve and parkland
- Close to schools, shops, public transportation, and the Gungahlin town center.

Property Attributes:4 Bedrooms3 Bathrooms2 ParkingBlock Size: 449 sqm (approx.)Living Size: 187.5 sqm (approx.)Alfresco: 16.9 sqm (approx.)Porch: 4.7 sqm (approx.)Garage: 38.4 sqm (approx.)Total Size: 242.8 sqm (approx.)Alfresco: 12.09 sqmOutgoings:Rates: \$2,748 pa (approx.)Land Tax: \$4,437pa (approx.) (only when rented)

For more information or to learn more about this property please call Yubi Baral at 0452 646 746

The images shown are for illustration purposes only and may not be an exact representation of the product.

Disclaimer:Any interest in this property should be registered with the ONE AGENCY GUNGAHLIN. The contents of the proposal do not form part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part, and interested persons are urged to seek legal advice and to make their own inquiries and satisfy themselves in all respects.