

# 36 Bon Scott Crescent, Moncrieff, ACT, 2914

## House For Sale

Wednesday, 9 October 2024



36 Bon Scott Crescent, Moncrieff, ACT, 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Yash Sethi

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## Modern Comfort and Effortless Living in the Heart of Moncrieff

New Door Properties proudly presents 36 Bon Scott Crescent, Moncrieff - a stylish three-bedroom townhouse offering modern living in a prime location. The property boasts a contemporary facade and open-plan living, with the kitchen, dining, and living spaces flowing seamlessly together. Laminated flooring enhances the sophisticated design, while large windows invite ample natural light throughout the home. The modern kitchen has quality stainless steel appliances, a stone benchtop, and a convenient walk-in pantry, making it perfect for those who love to cook and entertain. The master bedroom includes a walk-in robe and a private ensuite, while the additional bedrooms feature built-in robes, offering plenty of storage. Outdoors, a spacious pergola with tiled flooring provides an excellent space for outdoor dining or relaxing, and the low-maintenance astroturf backyard is ideal for busy lifestyles. With reverse cycle air conditioning and NBN connectivity, this home combines comfort and convenience in a beautifully designed package. This opportunity is not to be missed by people looking to buy their first home or wanting to add to their investment portfolio. To know more call Yash Sethi at 0406 551 043 or Abhi at 0404 525 998.

**Property Features:** 3 Bed | 2.5 Bath | 2 Car Garage - Townhouse

- Three-bedroom townhouse
- Modern finishes throughout
- Open-plan living & dining
- Laminated flooring throughout the kitchen & the living room
- Modern kitchen featuring a stone benchtop
- Tiled splashback for easy cleaning
- Stainless steel kitchen appliances
- Gas cooktop, rangehood, oven and dishwasher
- Spacious walk-in pantry
- The master bedroom features a walk-in robe & an ensuite
- Other bedrooms feature built-in robes
- Carpeted bedrooms
- Both the bathrooms feature a vanity with a stone-top
- Tiled flooring in both bathrooms
- Spacious terrace with tiled flooring
- Low-maintenance yard with astroturf
- Linen joinery for extra storage
- Downlights throughout the house
- Reverse cycle split unit
- European-style laundry
- NBN connected
- Total Residence: 122.56 m2 (approx.)
- Terrace: 17.88 m2 (approx.)
- Garage: 35.34 m2 (approx.)
- Rental estimate: \$660 - \$680 per week
- EER 6.0 Stars
- Year built: 2018

**Property Location:**

- Moncrieff is located in North Gungahlin and is bound by Horse Park Drive.
- Approximately 5km north of the Gungahlin Town Centre
- proximity to Margaret Hendry School and Amaroo School
- Close drive to Gungahlin centre and local Amaroo shopping centre
- Easy access to public transport options
- Infront of the very popular Moncrieff Community Recreation Park and walking strips

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