

**4 Toppano St, Moncrieff, ACT, 2914**

**House For Sale**

Thursday, 15 August 2024

**Canberry.**

*Live Where You Love*

4 Toppano St, Moncrieff, ACT, 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Quality family home offering easy-care lifestyle

Live where you love...

Modern, spacious and ultra-convenient, 4 Toppano Street in Moncrieff is a benchmark for family living and functionality. With over 160sqm of living space on a level and landscaped block, the home is picture perfect and calling for its new owner to move in, unpack and relax. With easy driving links to Gungahlin town centre, Canberra's CBD and beyond thanks to its position just off Mirrabai Drive, as well as nearby public transport options like buses and the light rail, this home is super connected. Couple that with a peaceful, family friendly neighbourhood setting with nearby parkland and playgrounds, and you've got an absolutely cracking home on offer for a lucky new family.

A modern, manicured facade and easy maintenance yard greets you as you pull up to the home. Inside, you're welcomed by the first of the living areas - A spacious formal lounge room. Beyond there, the home opens to a fabulous open plan living, dining and kitchen area. Tasteful finishes like the large walk-in-pantry, the 900mm 5-burner stove top, 600mm oven, two-tone cabinetry and soft close drawers all give a feeling of luxury that's coupled with total family practicality.

Outside continues to deliver - A covered alfresco area extends off the dining area that's inside and provides the perfect backdrop for welcoming family and friends for countless barbecues and parties.

Back inside, three of the four bedrooms sit to the back of the home off a separate hallway, while the fourth bedroom sits between the formal living and main living room. Each one of them is very nicely proportioned and benefits from the home's ducted climate control as well as built in wardrobe storage. The main bedroom sits to the rear of the home - boasting a walk-in robe, and a modern ensuite which includes his and hers vanities. The main bathroom sits alongside the bedrooms and is conveniently laid out, with a separate toilet and its own bathtub.

Whether it's time for your family to upsize or upgrade, this home is the one for you. 4 Toppano Street, Moncrieff is a beautiful property and will be the place for you to live where you love in one of Canberra's favourite suburbs.

At a glance...

- Modern, spacious and ultra-convenient
- A modern, manicured facade and easy maintenance yard greets you
- A spacious formal lounge room
- The home opens to a fabulous open plan living, dining and kitchen area
- The kitchen is complete with modern and tasteful finishes
- Large walk-in-pantry
- 900mm five burner stove and 600mm oven
- Two-tone cabinetry and soft close drawers
- Three of the four bedrooms sit to the back of the home off a separate hallway, while the fourth bedroom sits between the formal living and main living room
- The main bedroom sits to the rear of the home - boasting a walk-in robe, and a modern ensuite which includes his and hers vanities
- The main bathroom sits alongside the bedrooms and is conveniently laid out, with a separate toilet and its own bathtub
- Outside continues to deliver with a covered alfresco area extends off the dining area
- Garden shed for all your gardening tools
- Front door intercom
- Home alarm system
- Natural gas connection to alfresco
- easy driving links to Gungahlin town centre, Canberra's CBD and beyond

Love the location...

- Within 5 minutes' walk to the Devenish Street Park
- Within 2 minutes' drive to the Taylor Sportsground
- Within 3 minutes' drive to the Margaret Hendry School
- Within 5 minutes' drive to the Casey Market Town
- Within 10 minutes' drive to the Gungahlin Town Centre

Property details...

Total Living: 164sqm

Alfresco: 15sqm

Garage: 37sqm

Porch: 3sqm

Total Build: 219sqm

Block: 432sqm

Built: 2017

EER: 6

UV: \$480,000

Rates: \$785pq (approx.)

Land Tax: \$1,441pq (approx. only if rented)

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