

# 41 Ruby Hunter Rise, Moncrieff, ACT 2914

## House For Sale

Wednesday, 19 June 2024

**Canberry.**

*Live Where You Love*

41 Ruby Hunter Rise, Moncrieff, ACT 2914

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 634 m2**

**Type: House**



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## Auction

Auction Location: On SiteLive Where You Love...When searching for the perfect home, theirs usually compromise between couples. Men want a home that has room for all their toys while ladies want a beautiful home with all the bells and whistles with room for entertaining and family time. Well, there's no need to compromise as this home has it all!With a commanding street appeal, this home's modern and chic design is complemented by beautiful established gardens and spectacular positioning with nature reserve just across the road, making it near impossible for you not to be drawn to this home by its sheer elegance. But as they say it's not just what's on the outside that matters but what's on the inside, and inside is nothing less than impressive! With high ceilings flowing throughout the home giving that extra touch of luxury, views of escarpments and nature can be seen from almost any position within the home, bills being covered by the home's solar panel and battery system, these are only a few features of this home's extensive list of quality features and design. Entering the home a formal and private lounge room sits to your right, which then flows through you come to the hub of the home where you're greeted by a grand and spacious open plan living, dining, and kitchen area. This is the perfect space for the family to enjoy time together and with its corner stacking doors the room opens out to the alfresco, creating a seamless flow between outdoors and inside transforming this space into now the perfect space for gatherings and entertaining. While just having a master bedroom is nice, having two master bedrooms is so much better. With a master bedroom on both the upper and ground floor, both sizable and luxurious with walk-in robes and serviced by their own ensuites, it truly adds to the luxury this home offers. There's also an additional two bedrooms on the upper floor, both of which have built-in robes and are serviced by the main bathroom. Stepping outside, you'll find nothing less than a private sanctuary. From enjoying time underneath the alfresco while looking out to amazing views, or relaxing in the swim spa, additionally there's plenty of further room in the backyard for the kids or furry ones to run around. Another bonus this home has, is the amount of parking which it offers. Just like the current owners, have your two every day cars parked securely in the garage, your two show cars parked securely in the backyard under the carport and still with further room your boat also parked securely in the backyard.

41 Ruby Hunter Rise is your family's dream - A plus sized family home in an excellent location with an abundance of space for friends and family to gather and make memories. Live where you love in this stunning family home but be quick to enquire, it won't last long!

At A Glance... - A commanding street appeal - A versatile and very practical floorplan across a split-level design - Views of escarpments and nature seen from almost any position within the home - A grand and spacious open plan living, dining, and kitchen area - Corner stacking doors that connect indoor living to the outdoor alfresco - Modern kitchen with ample storage, stainless steel appliances, butler's pantry, and 40mm Waterfall Island bench - Bosch appliances with a 900mm gas stove top and double 600mm electric ovens - Reserve and wildlife views through the kitchen window - A formal and private lounge room at the front of the home with doors to provide segregation - A sizeable master bedroom on both the upper and ground floor, both with walk-in robes and serviced by their own ensuites - Two additional bedrooms on the upper floor, both with built-in robes and serviced by the main bathroom - All bathrooms with up market inclusions with floor to ceiling tiles, stunning finishes and modern exhaust fans/systems - Downstairs laundry room with external access and adjacent to the storage room - Beautiful afternoon sunset from your alfresco, you can end your day while cooking a lovely dinner on the BBQ - Soak and relax within a warm swim spa - Beautiful designer garden surrounding the home, whilst low maintenance and easy to maintain - Gardens that have been edged with a steel fabricated design as to last forever - Space to park vehicles is a massive bonus, 4 cars under cover, with a double garage and double carport, there's also room for 2 boats to park behind locked gates, plus a locked bollard for extra security - Internal garage provides extra space for workshop/mud room - Large driveway which can accommodate 3 additional cars - 36 x 13.3 Kw Solar panels with a 10Kw battery - NBN connected with FTTP - High ceilings throughout the home - Double-glazed windows - Ducted reverse cycle heating and cooling - 10,000L rain tank - Instantaneous gas hot water - Walking tracks straight out the front of the property is perfect for exercise, a nice walk with the kids or taking the dogs out or going for a run

Love The Location... - Within 5 minutes' walk to the Yunggaballi Park Playground - Within 5 minutes' walk to bus transportation - Within 14 minutes' walk to the Moncrieff Recreation Park - Within 7 minutes' drive to the Casey Market Town - Within 6 minutes' drive to the Gungahlin Town Centre

Property Details... Upper Floor: 192.69sqm Ground Floor: 49.57sqm Total Living: 242.27sqm Garage: 44.26sqm Carport: 50sqm Alfresco: 22.58sqm Porch: 3sqm Total Build: 362.11sqm Block: 633sqm Built: 2017 EER: 4.5 UV: \$552,000 Rates: \$673pq (approx.) Land Tax: \$1,078pq (approx. only when rented)

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