

# 41 Tycho Street, Moncrieff, ACT 2914



## House For Sale

Sunday, 23 June 2024

41 Tycho Street, Moncrieff, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 153 m2**

**Type: House**



Treston Bamber

0488488956

## Auction 11/07/2024

Enjoy low-maintenance living in peaceful surrounds with this immaculate, light-filled, near-new separately titled townhouse with landscaped street frontage in Moncrieff. If you're a first home buyer or investor looking for a move-in ready townhouse with no work needed, this property has instant appeal. North-facing and bathed in natural light throughout the day, the bedrooms and living area are kept warm in winter, making this home cosy and inviting. The layout comprises an open-plan living, dining, and kitchen area downstairs, as well as three good-sized bedrooms and two fully-tiled bathrooms - including a main ensuite - upstairs. Additional features that add functionality include a single garage with internal access and laundry facilities, a downstairs powder room, and split-system heating and cooling in the living area and bedrooms. The upgraded kitchen is stylish and functional, with stone benches, ample storage, a breakfast bar, gas cooking, and a dishwasher. Sliding doors open to a private courtyard with citrus trees providing a bountiful harvest for a homemade citron tart or morning juice. The courtyard is exceptionally low-maintenance, giving you more time to enjoy the nearby parks or a weekend bike ride. This fantastic location combines quiet surrounds and proximity to parks, playgrounds, Moncrieff Pond, beautiful walking and bike trails, and easy access amenities. Amaroo shops, schools, and restaurants are a three-minute drive or relaxed bike ride away, and nearby buses connect you to Gungahlin town centre. With plans for tennis courts nearby and Saturday Parkrun one minute away, this is the ideal location for work, rest, and play. An excellent opportunity for those looking for easy-care living in a quiet and convenient location. Contact the office today for viewing times.

**Auction Details - This home will be auctioned in rooms at Ray White Canberra Auction House at 2/14 Wales Street Belconnen on Thursday 11th July 2024 at 5.00pm - Unless sold prior to**

- Contemporary two-storey townhouse
- Street frontage with lots of natural light
- Peaceful locale close to parks & amenities
- 3 beds with BIR + 2 baths + powder room
- Tiled, open-plan living, dining, & kitchen
- Modern kitchen, gas cooktop, dishwasher
- SLUG with laundry - internal & yard access
- Linen cupboard + extra under-stair storage
- Split systems in the living area & bedrooms
- Easy-care courtyard, water tank, citrus trees
- Close to shops, schools, parks, dining, buses

Low-maintenance living with quiet convenience

**Disclaimer:** All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.