

44 Dargin Crescent, Moncrieff, ACT, 2914



House For Sale

Thursday, 18 July 2024

44 Dargin Crescent, Moncrieff, ACT, 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Rahul Mehta

Modern family home on an expansive 765 m2 block

Experience the pinnacle of family living in this luxurious 4-bedroom home, designed with multiple living areas, a large entertainer's pergola, an elevated covered deck, and a spacious yard. Situated on a generous 765m² block that backs onto a reserve, this property offers ample space, privacy, and serene views. With 275m² of built area, this home ensures plenty of room for everyone. Combining space, location, and views, feature joinery, and splendid inclusions, this home is truly a unique offering.

The home's impressive wide frontage, rendered facade, beautiful corner windows, and double-wide entry door create a lasting first impression. Inside, the light-filled interiors are enhanced by rich timber floors and high ceilings, providing a sense of comfort and luxury. With a staggering 210m² of living space, you are spoiled with various living areas to relax in comfort or entertain in style with family and friends.

At the heart of the home is a striking gourmet kitchen, featuring a 40mm stone island with waterfall edges and stone countertop surfaces. Equipped with premium appliances, including a 6-burner gas cooktop, built-in 600mm electric oven, and soft-close cabinetry, this kitchen is a chef's delight. The large walk-in pantry, with ample bench and storage space, ensures every meal is prepared to perfection.

The grand family and meals area, with a built-in entertainment unit, and large double-glazed doors, offers mesmerizing views of the verdant gardens, creating a comfortable living environment year-round. Double-glazed sliding doors provide easy access to the large pergola area, perfect for year-round family gatherings and entertainment. Whether preparing for parties or watching the kids play, the floorplan accommodates all needs with ease.

Adding to the thoughtful design is a versatile study room, quietly placed away from the living area, ideal for a home office or a children's playroom. The laundry room, equipped with extensive storage, bench space, external access, adds to the home's functionality.

The accommodation zone includes four bedrooms, all quietly located at the rear of the home for added privacy. Each bedroom offers sizeable space, custom built-in robes, and are serviced by a sumptuous main bathroom with floating custom vanity, designer tapware, freestanding bath, and a large shower. The master bedroom features a walk-in robe and a luxurious ensuite bathroom making sure there is plenty of room for everyone to get ready in the morning.

Architecturally graceful finishes add movement throughout the interior. High ceilings and custom joinery showcase skilled craftsmanship, while the variable lighting plan, both inside and outside, ensures every occasion is perfectly illuminated.

Other notable features include, 10.3kw solar, ducted heating & cooling (zoned), double glazed windows & sliding doors, timber flooring through-out, meticulously landscaped gardens with pear, raspberry, blueberry, fig & pomegranate trees along with veggie gardens, vines & flowers. Car accommodation is catered with a double garage with internal access.

This residence is the embodiment of luxury and style and the ultimate family home. If you are in the market for a high-quality residence, this home deserves your inspection.

Summary of features:

- 4 bedrooms plus separate study room
- 2 well-appointed bathrooms plus additional powder room
- Large entertainer's pergola
- Covered & elevated deck
- Double garage
- Multiple living areas including lounge, family & dining areas

- Timber floors throughout the home
- Kitchen featuring 40mm island with waterfall ends
- Premium appliances including 900mm cooktop & 600mm oven,
- Walk-in pantry with additional storage & bench space
- Custom joinery in living areas
- Generous bedroom sizes with custom built-in robes
- Master bedrooms with an expansive walk-in robe
- Main bathroom complete with free-standing bath
- Both bathrooms with full height tiling, semi-freestanding shower screens & designer custom fittings
- Laundry with stone bench, generous storage & external access
- Ducted reverse cycle heating & cooling throughout the home (zoned)
- 10.3 kw solar panels for low electricity costs
- Airtouch system for remote aircon control
- Constructed to an EER of 7.3 stars
- Double glazed windows
- 8 cameras & alarm sensors
- Sensor lights

Key figures (approx.):

Block size: 765m²

House size: 275m²

Living area: 210m²

Pergola: 24m²

Garage: 37m²

Built: 2022

Land rates: \$3,424 per annum

Land tax (investors only): \$6,475 per annum

Rental estimate: \$850 - \$900 per week

EER: 5.5