

46 Balsillie Crescent, Monash, ACT, 2904



House For Sale

Thursday, 24 October 2024

46 Balsillie Crescent, Monash, ACT, 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Serene family sanctuary close to the local school.

Ready to enjoy today or enhance tomorrow, this four bedroom, two bathroom home presents exciting future possibilities. Solid bones and impressive land dimensions (753sqm approx.) lay a fine foundation for the classic single-level layout, featuring a lounge, dining, kitchen/meals area, ducted gas heating and evaporative cooling, covered entertaining overlooking established gardens and a double enclosed carport.

The home's inviting introduction commences immediately upon entry with a wonderful foyer providing access to the adjoining lounge and dining zone, with large windows featuring at both ends to create a light-filled environment for relaxing and entertaining.

Flowing over tiled flooring, the laminate top kitchen and meals zone incorporates ample storage space, and an appliance package including a Technika oven and gas stove top.

The backyard offers a wonderful space for relaxation and fun. The undercover entertaining area is ideal for weekend BBQs or a quiet spot to unwind with a book on sunny days. With its flat layout and plenty of sunlight, it's also perfect for children and pets to play safely.

Back within the home and brightly lit, three of the four bedrooms benefit from built-in-robies and are conveniently serviced by a centrally placed bathroom, ensuite, linen closet and full-sized laundry.

The enclosed double carport has supplementary space for your tools and convenient access to the rear garden.

Ducted gas heating, a split system and two ceiling fans feature in the home.

Situated in a prized position that places you only a stone's throw from Monash Primary School, St. Mary McKillop College, Trinity Christian School (P-12), Erindale College, Erindale Shopping Centre, restaurants, transport and close to the arterial roads linking Tuggeranong Town Centre, Woden and the CBD.

EER 3.0

Why this home is solely for you:

- * A well-presented four bedroom, ensuite home sitting on a flat 753m² block
- * Located in a well-connected neighbourhood, the property benefits from having a bus stop close by and being within walking distance Monash Primary School, St. Mary McKillop College, Trinity Christian School (P-12), Erindale College, Erindale Shopping Centre, restaurants, transport and close to the arterial roads linking Tuggeranong Town Centre, Woden and the CBD
- * Generously proportioned lounge/dining with large windows
- * Neat kitchen features laminate bench tops, ample storage space, and an appliance package including a Technika oven, gas stove top
- * Additional casual living/meals domain, adjoins the kitchen
- * Main bedroom has walk-through robe to ensuite and a ceiling fan
- * Three additional bedrooms, two with built-in storage, all with ceiling fans and carpet

* Laundry off the kitchen

* Year-round comfort is maintained by ducted gas heating, a split system, and a fan in the family area and master bedroom

* Extend living outdoors to the covered entertaining area which leads to the rear garden with a grassed area bordered by Colorbond fences

* Double enclosed carport with access to garden

* A long driveway provides additional off-street parking

* House size (approx.) - Residence: 134.83m²; Enclosed carport: 52.09m²