

# 7 Ruby Hunter Rise, Moncrieff, ACT, 2914



## House For Sale

Friday, 11 October 2024

7 Ruby Hunter Rise, Moncrieff, ACT, 2914

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Terrific Family Home Within Burgeoning Moncrieff

Nestled in the burgeoning suburb of Moncrieff and surrounded by tranquil parkland, this property offers both convenience and lifestyle, just moments from arterial roads and local schools.

- \* Five-bedroom, three-bathroom single-level family home
- \* Sunlit open-plan living, benefiting from a bright north-easterly aspect
- \* Seamless indoor-to-outdoor flow, perfect for entertaining
- \* Low-maintenance laminate floors throughout for easy living
- \* Stylish kitchen with stone countertops and stainless-steel appliances
- \* Separate formal living, ideal as a rumpus or media room
- \* Primary bedroom inclusive of walk-in robe and ensuite
- \* Secondary bedroom inclusive of walk-in robe and ensuite
- \* Three other bedrooms inclusive of built-in robes
- \* Third bathroom servicing the home
- \* Ducted reverse-cycle heating and cooling
- \* Double lock-up garage with internal access
- \* Only a 3-minute drive to Ngunnawal Primary School and nearby parks

Total footprint: 245sqm (approx.)

Internal living: 191sqm (approx.)

External living: 13sqm (approx.)

Garage size: 39sqm (approx.)

Rates: \$2,950pa (approx.)

Land Tax: \$5,275pa (approx. if rented)

UCV: \$552,000 (2023)

EER: 5.0

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