

7 Toppano Street, Moncrieff, ACT, 2914

CARTER + CO

House For Sale

Wednesday, 2 October 2024

7 Toppano Street, Moncrieff, ACT, 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Expansive Single Level Family Home

The Features You Want To Know.

- + Stunning single-level home with open-plan living
- + Spacious master bedroom complete with walk-in robe, ensuite, ceiling fan and external access
- + Bedrooms two, three, and four all with built-in robes
- + Large formal lounge room
- + Open plan kitchen, dining, and second living area
- + Kitchen complete with walk-in pantry, 900mm gas cooktop, 900mm electric oven and dishwasher
- + Study nook
- + Tiled flooring throughout and carpeted bedrooms
- + Ducted reverse cycle heating and cooling
- + Separate Laundry with external access
- + Undercover alfresco with gas point for BBQ
- + Double lock up garage
- + NBN Fibre and Foxtel Connections to the premises
- + Low maintenance backyard with easy care gardens

The Location.

- + 2 Minutes to Ngunnawal Primary School
- + 3 Minutes to Margaret Hendry School,
- + 5 Minutes to Gold Creek High School
- + 6 Minutes to Gungahlin Marketplace
- + 17 Minutes to Calvary Bruce Private Hospital
- + 22 Minutes to Canberra Centre

Why You Want To Live Here.

Nestled in a highly sought-after neighborhood, this beautiful family home offers the perfect balance of modern living and convenience. Located just minutes from local schools, parks, and shopping centers, this residence is ideal for families seeking a peaceful yet connected lifestyle. With a spacious floor plan and low-maintenance outdoor spaces, this home provides all the comforts needed for contemporary family living.

Upon entry, you are greeted by a large formal lounge room, perfect for relaxing or entertaining guests. The open-plan design seamlessly integrates the kitchen, dining, and second living area, creating a warm and inviting atmosphere for daily life. The well-appointed kitchen features a gas cooktop, electric oven, and dishwasher, making meal preparation and cleanup a breeze. Ducted reverse cycle heating and cooling throughout ensures year-round comfort, while the second living space provides a cozy retreat for casual gatherings.

The home boasts four generously sized bedrooms, including a master suite with a walk-in robe, ensuite, and ceiling fan, providing a private and serene space to unwind. The additional three bedrooms each come with built-in robes, offering ample storage for the whole family. A well-appointed central bathroom ensures convenience and comfort for everyone.

Concluding with a double lock-up garage and a low-maintenance backyard, this home is perfect for those seeking easy-care living without sacrificing style or space. Positioned in a prime location, close to amenities and surrounded by greenery, this property is an ideal opportunity for families looking for a blend of modern comforts and suburban tranquility.

The Stats You Need to Know!

- + Block: 20
- + Section: 57
- + EER: 4.5 stars
- + Internal Living: 168 m² (approx.)
- + Garage: 39 m² (approx.)
- + Land Size: 412 m² (approx.)
- + Rates: \$2,672 per annum (approx.)
- + Land Tax: \$4,260 per annum (approx.) *only payable if rented
- + Heating and cooling: Ducted reverse cycle heating and cooling
- + Rental Appraisal: \$780 - \$820 Per Week