

71 Limb Circuit, Moncrieff, ACT, 2914

STONE

House For Sale

Saturday, 12 October 2024

71 Limb Circuit, Moncrieff, ACT, 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Perfect blend of space & practicality

Welcome to this two-storey family home that offers a perfect blend of space and practicality, designed for comfortable family living in Northern Canberra.

At its heart is your bright, north-facing living, family, and dining area, ensuring plenty of natural light in your residence throughout the day. Your open-plan U-shaped kitchen overlooks this area, serving as the ideal hub for meals and entertaining.

Supportive amenities throughout the home help to provide for you and your group's everyday needs. With a dedicated laundry room, separate washroom, and plenty of storage throughout, the home is designed to simplify everyday tasks, while powder space in the bathrooms adds extra functionality for busy mornings.

Upstairs, a versatile multi-purpose room offers space for a playroom or study, with easy access from the garage. The home seamlessly connects indoor and outdoor living with direct access to the generous backyard from both the family area and laundry.

Outside, the spacious backyard is ideal for family activities, complete with a built-in clothesline and water tank, providing a practical and enjoyable space for outdoor living.

Features Overview:

- Two storey floorplan
- Located 5 minutes' drive into Amaroo Shops and 7 minutes into Casey Market Town for shops, eateries, parks, transport options, schools and other amenities. Gungahlin Town Centre is also a 10 minute drive for more shopping options.
- NBN connected with Fibre to the Premises (FTTP)
- Age: 7 years (built in 2017)
- EER (Energy Efficiency Rating): 5.0 Stars

Sizes (Approx.)

- Internal Living: 129.8sqm
- Garage: 40.7sqm
- Total residence: 170.5sqm
- Block: 479sqm

Prices:

- Rates: \$745.71 per quarter
- Land Tax (Investors only): \$1,452.64 per quarter
- Conservative rental estimate (unfurnished): \$730-\$750 per week

Inside:

- North-facing living, family and dining area at heart of home
- Open-plan U-shaped kitchen layout
- Ensuite to bedroom 1 at entry
- Separate washroom from bathroom
- Powder space in bathrooms area
- Dedicated laundry room
- Access to garage from laundry
- Upstairs multi-purpose room accessible from garage
- Ample storage space throughout

Outside:

- Water tank
- Built-in clothesline
- Generous backyard space accessible from laundry and family area

Construction Information:

- Flooring: Concrete Slab on Ground
- External Walls: Brick Veneer Walls, Lightweight Cladding
- Roof Framing: Timber Trusses
- Roof Cladding: Colorbond Sheeting
- Window Glazing: Single Glazed Windows
- Wall Insulation: Thermal Insulated - R2.0

The suburb of Moncrieff is conveniently located to allow easy access to a range of facilities including a number of local parks, walking trails & the 'One Tree Hill' lookout. Not to mention having the ever popular recreation park to entertain all ages. The Gungahlin Town Centre is also only minutes away and provides a whole host of further amenities.

Inspections:

We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: alexford@stonerealestate.com.au.

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