

71 Monaro Cres, Griffith, ACT, 2603



House For Sale

Thursday, 1 August 2024

71 Monaro Cres, Griffith, ACT, 2603

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House

Prime land holding adjacent to Canberra Grammar School.

Sited on a perfectly flat rectangular 934sqm block with a glorious northern aspect, there is no arguing about the convenience of this locale, particularly for those with children attending Canberra Grammar School, Narrabundah College, Red Hill Primary, St Bedes or Telopea Park School.

Renovated just a handful of years ago, the interiors connect effortlessly to an alfresco terrace and beautifully sunny lawn with an established grove of Japanese Maples along the rear fence. Incredibly efficient and relatively low maintenance thanks to double-glazed PVC windows, new roof and gutters, Jarrah flooring and a sensational recently renovated kitchen and bathroom.

Such sensational large level blocks exceeding 900sqm are becoming harder to find, and the lack of trees to navigate only makes for a simpler build process, one would suggest.

* Bright and sunny living spaces spilling out onto the back deck, then down onto a large paved entertaining area, bed 1 & 2 also open through French doors onto the hardwood deck

* Stunning contemporary kitchen, 900mm Ilve free-standing cooker, white stone surfaces contrasted against subtle forest green glass splashback

* Generously proportioned bedrooms, all with built-in robes, striking new bathroom with soaker bath, new roman blinds & light fittings

* Ducted reverse cycle heating and cooling, insulation to walls, Rinnai instantaneous gas hot water, under floor heating in the bathroom

* Family friendly cottage gardens, fully fenced with front gates and established front hedge, massive carport to the rear perfect for parking cars, storage or for kids to play under out of the elements

* Five minute walk to Canberra Grammar School, minutes to Manuka, and close proximity to Narrabundah College, St Clair's, St Edmund's, Red Hill Primary & St Bede's

Land Size: 934sqm

Rates: \$6,668pa (approx.)

Land Tax: \$12,750pa (approx.)

UCV: \$1,500,000 (2023)

EER: 5.0

Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.