

74 Bernard Heinze Avenue, Moncrieff, ACT 2914

STONE

House For Sale

Wednesday, 26 June 2024

74 Bernard Heinze Avenue, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 239 m2

Type: House



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\$689,000+

Discover the perfect blend of modern style and functional living in this elegant home in the family-friendly and vibrant suburb of Moncrieff. Featuring a sleek design and a flexible floorplan, this residence is perfect for those looking for a lifestyle of luxury, convenience and quality. Step inside and welcome yourself into your north-facing open-plan living space that enjoys ample natural light all throughout the day. With a custom designed kitchen opening onto your living and dining area, your seamless design allows for every occasion, whether preparing the kids for school, interacting with guests or simply a bright atmosphere to get your productive hours in. Additionally, your downstairs washroom and laundry make for a perfect functionality so all your amenities are at your fingertips. Outside, the property offers a generous grass space surrounding the residence, perfect for outdoor activities and relaxation.

Features Overview:

- North facing
- Two level floorplan
- Located a short drive into Gungahlin Town Centre, Casey Marketplace and Amaroo Village in the next suburbs over for shops, restaurants, transport options, schools, parks and other amenities
- NBN connected with Fibre to the Premises (FTTP)
- Age: 7 years (built in 2017)
- EER (Energy Efficiency Rating): 6.0 Stars
- Sizes (Approx.)
- Internal Living: 109.80 sqm (Upper Level: 55.10 sqm (excluding stairs) + Lower Level: 54.70 sqm)
- Carport: 35.80 sqm
- Total residence: 145.60 sqm
- Block: 239 sqm
- Prices
- Rates: \$559.69 per quarter
- Land Tax (Investors only): \$802.00 per quarter
- Community title scheme levies: \$181.50 per quarter
- Conservative rental estimate (unfurnished): \$600-\$630 per week

Inside:

- Open-plan, north-facing living area
- Grand kitchen layout with stone benchtop and breakfast bar
- Modern laundry room includes washer/dryer
- Downstairs powder room, ideal for convenience
- Large master bedroom with walk in robe and ample sunlight
- All other bedrooms with built in robes
- Each bedroom with split system for all year round comfort
- Seamless flow from living and dining to outdoor spaces

Outside:

- Grass space surrounding residence front and back
- Double automated carport
- Garden shed

Construction Information:

- Flooring: Concrete and timber flooring
- External Walls: Predominately rendered and compressed cladding
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Colorbond roof cladding
- Window Glazing: Single glazed windows

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: jessdoolan@stonerealestate.com.au.

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