

83 Limb Circuit, Moncrieff, ACT 2914

House For Sale

Thursday, 4 April 2024



83 Limb Circuit, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 240 m2

Type: House



Lisa Silberberg
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Lisa Harper
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Auction 04/05/2024

Welcome to the vibrant community of Moncrieff, where modern living meets natural beauty. Established walking trails, park run, playing fields ponds and adventure playgrounds will inspire investors and live-in owners alike. Step inside and be captivated by the natural light, sleek and stylish interiors, designed for modern living and maximum comfort. The open plan design allows for ground-floor living with a ground-floor bedroom or second living room and powder room. On the top floor, the large master bedroom enjoys undulating views of the mountains and provides the perfect place to enjoy the morning coffee and ponder the adventures of the day ahead. The chefs' kitchen truly is the heart of the home and features quality appliances, ample storage, and a functional layout perfect for preparing the family meal and entertaining. The vast island bench overlooks the rear courtyard and open living and dining space. Escape to your private outdoor sanctuary, where lush greenery and serene surroundings create the perfect backdrop for outdoor gatherings or quiet moments of relaxation. A double carport is conveniently positioned to the rear of the block maximising the land space. Clever positioning allows you to pop the remote and drive straight in while guests enjoy the traditional entry on the street side of the home. This isn't just a house; it's a place to call home. Whether you're a new family, a professional couple, or someone seeking a peaceful retreat, our property in Limb Circuit, Moncrieff offers the perfect blend of luxury, convenience, and tranquillity. So, call Lisa Silberberg on 0416227666 to view 83 Limb Circuit Moncrieff. The Perks: • Street facing allowing simple street parking and access for guests • Only one common wall • Three bedrooms with built robes • Master suite with walk-in robe • Carport with remote access • Open plan design • Full laundry and powder room • LED lighting • Double carport with remote access • Power room + full laundry • Reverse cycle heating and cooling x3 • Gas cooktop and electric oven + dishwasher • Flat low-maintenance block with side access • Covered pergola with awning • Short drive to local schools and shops • Easy access to main arterial roads and public transport The Numbers: • House: 112m² • Carport: 36m² • Block: 240m² • Community Corp: \$726 per annum (approx) • EER: 5.5 • Year of construction: 2017 • Rates: \$334 quarter (approx) • Land Tax: \$384 quarter, if rented (approx)