

85 Limb Circuit, Moncrieff, ACT, 2914

House For Sale

Wednesday, 14 August 2024



85 Limb Circuit, Moncrieff, ACT, 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Prime Location, Modern Living, and Smart Investment in a Thriving Community!

New Door Properties proudly presents 85 Limb Circuit, Moncrieff. This property is ideal for young families and astute investors, this three-bedroom home perfectly balances comfort and usefulness. The open floor plan seamlessly integrates the living room, dining area, and modern kitchen, establishing an open atmosphere that encourages togetherness. Large windows nurture the space in natural light and offer a refreshing cross-breeze. This space creates a welcoming ambience, perfect for hosting friends or relaxing after a hard day. The private entrance is nestled away from street noise, ensuring your escape will be peaceful and quiet. Inside, the kitchen comprises of stainless steel appliances, ample cupboard space, and a generous island benchtop that provides extra prep area and casual seating. The large laundry adds valuable storage solutions. Year-round comfort is ensured by the split system air conditioning, keeping the entire home at a pleasant temperature no matter the season. There are two more bedrooms on the upper floor, each with built-in closets to keep things tidy. The living area is extended by the private courtyard, which is reachable from several angles and makes it possible to have events both inside and outside beneath the starry night sky. Lastly, a double-car garage with an automated roller door for enhanced convenience and providing safe parking. With its ideal balance of design, utility, and comfort, this home really has it all. Don't miss the opportunity and book your inspection today! To know more get in contact with Yash Sethi at 0406 551 043 or Abhi Parashar at 0404 525 998

Property Features: 3 Bed | 2.5 Bath | 2 Car - 240.00 m2 block (approx.) • Three bedrooms with built-in robe • One bedroom downstairs and serviced with a toilet • Modern kitchen with updated 600mm stainless steel appliances • Island bench with a lot of cupboard storage and walk-in pantry • Open plan living and dining area • Low-maintenance backyard • Continuous gas hot water unit • Double-car garage with remote access • NBN connected • EER: 6.0 • 6.3 Kw Solar System • Year of build: 2017 • Floor area: 148.30 m2 (approx.) • Block size: 240.00 m2 (approx.) • Rates: \$600.00 per qtr (approx.) • Community Corp Fees: \$180.00 per qtr (approx.) • Rental estimate: \$660 to \$680 per week (approx.)

Location: • Moncrieff is a suburb located in North Gungahlin and is bound by Horse Park Drive • It is located approximately 5.0 km north of the Gungahlin Town Centre • Proximity to Margaret Hendry School and Amaroo School • Close drive to Gungahlin Centre and Amaroo Shopping Centre • Easy access to public transport options • Steps away from popular Moncrieff Community Recreation Park and walking strips

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