

18/30 Bon Scott Crescent, Moncrieff, ACT, 2914

STONE

Townhouse For Sale

Thursday, 24 October 2024

18/30 Bon Scott Crescent, Moncrieff, ACT, 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Jess Doolan
0262538220



Alex Ford
0262538220

Turn-key ready!

Embrace contemporary living in this sleek townhouse, offering a modern haven of comfort and style in the peaceful family-friendly location in Moncrieff.

Step inside to discover the living, dining and kitchen area that is meticulously designed to maximise both functionality and aesthetic appeal. With its open flow and high-quality design, this inviting space sets the stage for relaxed gatherings and everyday living. Upstairs you will find all three bedrooms flooded with natural light with both ensuite and the main bathroom enjoying high quality finishes. Outside, the yard is thoughtfully designed for low-maintenance upkeep, allowing for more time to enjoy the surroundings.

All within moments to a host of local amenities including Moncrieff Recreational Park, Amaroo Shopping Centre, Casey Market Town, Taylor and Amaroo Schools and a short drive to the Gungahlin Town Centre.

Features Overview:

- Multi-level floorplan
- NBN connected with FTTP
- Age: Built in 2018
- Located a moments walk to Moncrieff Recreational Park, Taqwa School and Margaret Hendry School
- Units plan number: 4635
- EER (Energy Efficiency Rating): 6 Stars

Development Information:

- Name of development: The Park
- Number of buildings in development: 31
- Strata management: Whittles Canberra

Sizes (Approx)

Internal living: 109.83 sqm

Garage: 47.31 sqm

Total: 157.14 sqm

Prices

- Strata Levies: \$556.50 per quarter
- Rates: \$542.05 per quarter
- Land Tax (Investors only): \$740.98 per quarter
- Conservative rental estimate (unfurnished): \$630-\$650 per week

Inside:

- Spacious living room with glass sliding doors through to the balcony
- Front dining room with access to courtyard
- Modern kitchen with ample storage, a large island bench and quality appliances
- Master bedroom with a built-in robe and ensuite with floor-to-ceiling tiles
- Spacious 2nd bedroom and 3rd bedrooms with built-in robe
- Main bathroom with large bath and floor-to-ceiling tiles
- European-style laundry and separate powder room on ground level
- Double-car garage with internal access

Outside:

- Front, fully enclosed courtyard with external gate access
- Back balcony located off the living room

- Communal BBQ and sitting area with a large grass courtyard

Construction information

- Flooring: Concrete slab on ground to the garage. Timber bearer and joists to the upper floor levels
- External walls: Brick veneer, weatherboard and compressed cladding
- Roof framing: Timber: Truss roof framing
- Roof cladding: Colorbond roof cladding
- 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 Sundays 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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