

**26/57 Bellhouse Crescent, Moncrieff, ACT, 2914**



**Townhouse For Sale**

Thursday, 22 August 2024

26/57 Bellhouse Crescent, Moncrieff, ACT, 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Modern townhouse with practical floor plan

Step into your next chapter with this perfect blend of modern design, convenience, and functionality.

This stunning home features a light-filled, open-plan living space, seamlessly integrating the living, dining, and kitchen areas. Ideal for both relaxation and entertaining, the modern kitchen is equipped with a brand new stone benchtop and high-end appliances, including an electric oven, cooktop, and LG dishwasher.

Upstairs, you'll find three generously sized bedrooms, each with built-in robes for ample storage. The luxurious master suite includes a private balcony and ensuite, providing a serene retreat. The main bathroom, complete with a shower, toilet, and bath, meets all your needs, while a separate powder room downstairs adds extra convenience for guests.

Step outside to your private courtyard, perfect for entertaining featuring a timber decking. With minimal upkeep required for the gardens, you can spend more time enjoying your home.

Tucked away towards the rear of the complex with street frontage access, there are considerable parking options including a single garage with internal access and a separate car space adjacent to it.

Located in a peaceful yet accessible area, this home offers both tranquility and convenience. Don't miss your chance to make it yours - schedule your viewing today!

### Property Features Include:

- Light and bright open plan living, dining and kitchen on the ground floor
- Positioned towards the back of the complex with street frontage and access
- Kitchen includes electric oven and cooktop with an LG dishwasher
- Three generous sized bedrooms upstairs all fitted with built in robes
- Master bedroom includes an ensuite and private balcony
- Main bathroom has all the amenities including a shower, toilet and bath
- A separate powder room is located downstairs
- Conveniently located European laundry
- Great sized courtyard perfect for entertaining with added timber decking
- Quiet and convenient location
- Split systems installed in lounge room and master bedroom
- Double glazing throughout
- Living: 96.7sqm
- Garage: 20.2sqm
- Block: 105sqm
- Built: 2019
- EER: 6.0
- Rates: \$1,872pa (approx)
- Land Tax: \$2,076.51pa (approx)
- Strata: \$2,764pa (approx)
- UV: \$86,020 (2023)

### Close Proximity to:

- Good Shepherd Catholic Primary School
- Ngunnawal Primary School
- Margaret Hendry School
- Amaroo School
- Burgmann Anglican School Forde Campus
- Coles Amaroo

- Marketplace Gungahlin
- Local parks, nature reserves and sporting grounds

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.