

59/36 Dulcie Holland Crescent, Moncrieff, ACT 2914 

Townhouse For Sale

Sunday, 23 June 2024

59/36 Dulcie Holland Crescent, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Tahmeed Towfiq
0262497700

\$729,000+

Come live today in the sought-after suburb of Moncrieff, this property offers an unparalleled lifestyle experience. With its amazing location, you'll be within a 10-minute radius of landmark shopping precincts, ensuring convenience at your fingertips. Step outside and you'll find a playground at a stone's throw and school right across the road, perfect for families with children. This prime location serves as a great entry point into the coveted Moncrieff community. Stepping inside, the property boasts a gas cooking and instant hot water system, a rarity in today's market. The inclusions are truly remarkable, featuring an app-controlled ducted heating/cooling system, an integrated microwave, and an integrated dishwasher, ensuring utmost comfort and convenience. The spacious 23-square-meter courtyard and an additional balcony provide ample outdoor space for relaxation and entertaining. The powder room off the main living area adds an extra touch of luxury and practicality. Storage is no issue with this property, offering a dedicated space under the staircase and a storage area in the garage, ensuring you have ample room for all your belongings. Residents can enjoy the luxury of a pool within the complex, and visitors will appreciate the abundance of car parks available. The double side-by-side space accommodates two cars, ensuring you'll never have to worry about parking. Come and have a look, this may be what you've just been waiting for!

Features:- 3 spacious and open bedrooms- Study nook- Tub in main bathroom- Ample storage under staircase- Separate laundry- Powder room to main living area- Large private courtyard- Ducted app controlled heating and cooling- Gas cooking and hot water- Integrated microwave- Integrated dishwasher- Breakfast bar- Pool for the complex- 6 minutes to Casey Shops- 10 minutes to Gungahlin Marketplace- Opposite to Margaret Hendry School- 3 minute walk to Dawson Park Playground

Essentials:- Living space: 103m²- Outdoor Space: 23m²- Garage: 26m²- Total space: 152m²- Strata: \$2,239 approx. p.a.- Rates: \$1,421 approx. p.a.- Land tax: \$1,762 approx. p.a. (investors only)- Rental estimate: \$620 - \$650 p.w.- Age: 6 years (built March 2018)- EER: 6