

26/1 Hoffmann Street, Moncrieff, ACT, 2914



Unit For Sale

Friday, 8 November 2024

26/1 Hoffmann Street, Moncrieff, ACT, 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit

Stylish & Spacious Living at Carramar Complex: Your Dream Home Awaits!

Nestled at the end of the highly sought-after Carramar Complex, this exceptional three-storey, 3 bedroom, ensuite townhouse offers the perfect blend of modern design, spacious living, and functionality.

Whether you're looking for a family home or a low-investment property this townhouse ticks all the boxes.

Key Features:

- **End of Complex Location with Side Access:**

Enjoy the extra space and convenience of being at the end of the complex, with side access to your own paved courtyard – ideal for outdoor entertaining or simply relaxing in your own space.

- **Inviting Interiors:**

A palette of cream paint tones throughout complements plush grey carpet, creating a warm and inviting atmosphere. The home is equipped with ducted reverse cycle air conditioning and double glazing, ensuring year-round comfort no matter the season.

GROUND FLOOR: Practicality

Massive Tandem Garage: The oversized garage provides ample space for two to three cars, with additional storage options and laundry area.

FIRST FLOOR: Bright, Open & Modern Living

Open Plan Living & Dining: The spacious living and dining areas are bathed in morning sunlight, creating a cheerful and energizing space to start your day.

Modern Kitchen: The heart of the home!

Stone benchtops and ample cupboard storage, making meal prep a breeze.

Deep 1 ½ chrome sink

Omega dishwasher and microwave shelf

Stainless Fisher and Paykel steel appliances, including underbench oven, and gas hotplates

Convenient Powder Room: Located on the first floor, the powder room adds an extra layer of convenience for guests and family.

Bedroom 1: A light-filled bedroom with sliding mirror built-in wardrobe

TOP FLOOR: Generously sized bedrooms and bathrooms

Main Bedroom: The spacious master bedroom is lovely and bright and complete with sliding built-in wardrobe doors and an ensuite.

Bathroom & Separate Toilet: The modern bathroom enjoys a bath and there's also a separate toilet.

Bedroom 3: Another generously sized bedroom with sliding built-in wardrobes offers flexibility for guests, a home office, or a growing family.

Linen Cupboard: A dedicated linen cupboard on the top floor adds even more storage space to this already practical layout.

Prime Location & Lifestyle

A short drive to Amaroo Shopping Centre and High school, this townhouse offers both convenience and lifestyle

Don't Miss Out - Make this Dream Home Yours Today!

With its functional design, stylish finishes and great location, this townhouse is the perfect place to call home.

RELEVANT INFORMATION:

Energy Efficiency Rating 6.0 Stars

Builder: Village Housing

Rates & Strata fees

\$485.63 Levies per quarter

\$29.14 Sinking fund per quarter

\$514.77 Total levies

\$641.21 General rates per quarter

Dimensions

Ground floor: 10.20m²

First floor: 56.09m²

Upper floor: 56.09m²

Garage: 44.80m²

Total: 167.18m²

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided.

Please note: It is a condition of entry that you will be required to provide your contact details when inspecting this property. You may be asked to remove your shoes.