



## Moncrieff, 99 Limb Circuit

### Family Home in Moncrieff

Welcome to your new home in the heart of Moncrieff, where luxury, spaciousness, and modern living seamlessly come together.

Moving through the home, you will find an open plan family and dining room and a beautifully appointed kitchen. The kitchen, the heart of the home, features high-quality cabinetry, a gas cooktop, fridge, oven, dishwasher, island bench breakfast bar, and ample bench space and storage options.

The main bedroom is spacious and bright, complete with a built-in wardrobe and ensuite. The remaining two bedrooms are also generously sized, each with built-in wardrobes, and are serviced by a stunning main bathroom with a tub.

This property offers an exceptional opportunity for those looking for a blend of luxury, space, and contemporary living in a prime location.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2C98FHK](https://ljhooker.com.au/2C98FHK)

**Contact**  
**Lagan Puri**  
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**EER** ★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700

Feature include:

- Open plan family and dining room opening to backyard
- Spacious kitchen with a dishwasher, gas cooktop, fridge and oven
- All the bedrooms with built-ins
- Low maintenance yards
- 2 carports with roller door
- Solar panels

No current EER

The property complies with the minimum ceiling insulation standard.

#### Suburb Snapshot

Moncrieff is a designated suburb in the Gungahlin district of Canberra, the National Capital of Australia. The name was gazetted in April 1991, with initial land releases becoming available to developers in June 2014. It is named after Gladys Moncrieff, an Australian singer of the 1920-1930s musical era who was dubbed 'Australia's Queen of Song'. The suburb is located in north Gungahlin adjacent to the existing suburb of the suburbs of Ngunnawal, Amaroo and the future suburbs of Taylor and Jacka. The suburb is located approximately 4 km from the Gungahlin Town Centre and 16 km from the centre of Canberra and is bounded by Mirrabai Drive and Horse Park Drive.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)



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## More About this Property

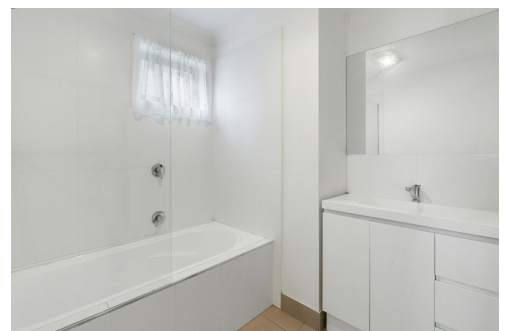
Property ID	2C98FHK
Property Type	House
Including	Air Conditioning Built-in-Robes Solar Panels

**Lagan Puri 0401 566 223**

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