



LJ Hooker
Manuka



Griffith, 13 Monaro Crescent

Beautiful Residence in a Great Location

Auction Location: On Site

Set on one of Canberra's most tightly held and prestigious streets, 13 Monaro Crescent offers a rare opportunity to secure a beautifully designed heritage home on a generous 1,464 sqm elevated block. Surrounded by lush, landscaped gardens, this charming, peaceful family home presents a beautiful harmony of light, space set in a heritage protected Blandfordia5. The entire home has been thoughtfully designed, meticulously maintained, and truly adored-blending classic charm with contemporary comforts to capture privacy, warmth, and elegance in equal measure.

This stunning home features four spacious bedrooms, three bathrooms, and multiple living areas that flow seamlessly throughout. On the left part of the home, you'll find two generous bedrooms-one facing north-while the main bedroom is thoughtfully separated for added privacy. It's a true retreat, complete with a huge walk-in robe, an ensuite with a spa



For Sale
Auction 14/06/2025

View
ljhooker.com.au/1U17FMF

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EER ★★★★★

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bath, and calming views over the garden. High ceilings throughout enhance the sense of space and practicality, with each area designed to offer charming living experiences all year round.

To the right, the home offers a light-filled lounge with a cozy fireplace and a separate dining area also with its own fireplace-ideal for both relaxed nights and formal gatherings. The expansive family room, filled with natural light and complemented by warm timber floors, connects beautifully to the outdoors.

At the heart of the home lies the gourmet kitchen, fitted with premium appliances, sleek black stone benchtops, and ample storage-ready for everything from weeknight dinners to entertaining on a larger scale.

Step outside to discover an abundance of backyard space, paved courtyards, and multiple alfresco entertaining areas. Whether it's a cozy afternoon barbecue or an elegant evening under the stars, this home is designed for delightful moments in the fresh air. A double garage, ample storage, and landscaped gardens add to its appeal. Additionally, a spacious storage area beneath the house offers versatile use - ideal as a wine cellar or for keeping seasonal items neatly tucked away.

Located just minutes from Canberra's top schools, Red Hill Nature Reserve, and the Manuka and Kingston precincts, 13 Monaro Crescent will embrace you with its welcoming charm, offering a lifestyle of comfort, convenience, and quiet luxury.

Features include:

- *High Ceilings
- *1464sqm block
- *Ducted heating & cooling
- *Formal dining, family room, lounge, and informal meals areas
- *Main suite with walk-in robes and ensuite with a spa
- *Original hardwood floorboards throughout
- *double lock up garage
- *Established gardens with mature trees providing year-round privacy
- *Proximity to Manuka Village with its boutique shopping and celebrated cafes

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 regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.



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More About this Property

Property ID	1U17FMF
Property Type	House
House Size	360 m2
Land Area	1465 m2
EER	1
Including	Study Ducted Cooling Ducted Heating Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

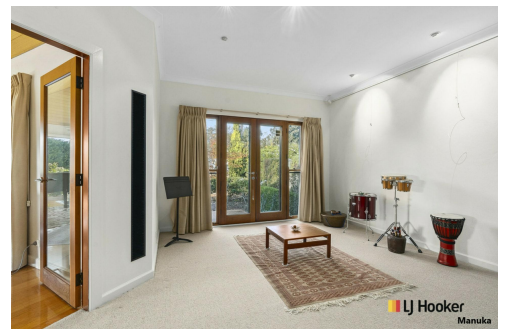
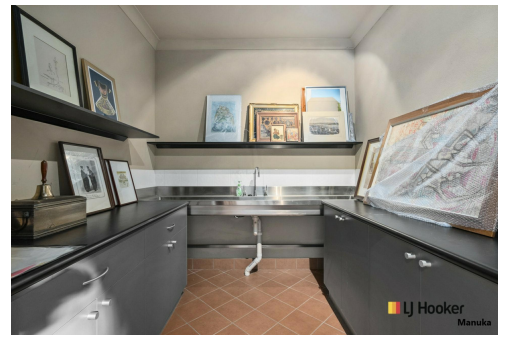
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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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