



1 Beirne Street, Monash

## The Ultimate Entertainer with Space for All

### FIND.

Peacefully positioned on a generous corner block in one of Monash's most sought-after streets, this spacious single-level home has been thoughtfully updated and extended to cater for modern family living. With multiple living spaces, a beautifully landscaped block, and a seamless flow between indoor and outdoor entertaining, this is a home that combines comfort, style, and convenience.

### LOVE.

This property has been carefully designed with family living in mind. A generous floorplan includes three bedrooms plus a study, two bathrooms, and multiple living areas, offering space for everyone. The large kitchen and dining area extend to a light-filled sunroom, which opens to a huge deck and pergola, an entertainer's dream. With a 6.6kW solar system, ducted gas heating, evaporative cooling, and reverse-cycle air conditioning, the home is as practical as it is inviting. Outside, landscaped gardens, a massive storage shed, and a double car garage with a large workshop complete the picture.

### LIVE.

Perfectly placed in a quiet, family-friendly pocket of Monash, this

3 2 2

### FOR SALE

Auction

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

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location offers both tranquillity and convenience. You'll enjoy easy access to local schools, parks, and transport links, while still being surrounded by established homes and manicured streets. This is a rare opportunity to secure a home that's both beautifully presented and ideally located for family living.

#### ABOUT THE AREA

##### Local Transport:

- Buses to Tuggeranong, Woden & the City
- Easy access to Monaro Highway & Tuggeranong Parkway

##### Shopping & Dining:

- South Point Tuggeranong
- Erindale Shopping Centre
- Woden Town Centre nearby

##### Schools:

- Monash Primary School
- Trinity Christian School
- Lake Tuggeranong College
- Erindale College
- St Mary Mackillop College

#### WHAT THE OWNER LOVES:

“My Dad loved tinkering around in the garage whether it was rebuilding old EH Holden cars or making sculptures. My mum loved the big back deck to entertain friends and family. They both loved the location because of the easy access to all the main things in Tuggeranong.”

#### OVERVIEW:

- 3 Bedrooms + study | 2 Bathrooms | 2 Car Garage
- Massive Workshop
- Multiple living areas
- Large kitchen and dining space
- Huge deck and pergola
- Freshly painted
- Landscaped and manicured gardens
- Ducted gas heating, evaporative cooling, 2x reverse-cycle air cons
- 6.6kW solar system
- An original Monash home, cherished by one owner since built

#### RATES/SIZE:

Land size: 908sqm (approx.)

Living size: 145sqm (approx.)

Rates: \$3,090 p.a. (approx.)

Land tax: \$5,463 p.a. (approx.)

EER: 0.5

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## MORE DETAILS

Property ID	1HTAF9U
Property Type	House
House Size	145 m2
Land Area	908 m2
EER	0.5
Including	Ensuite

### **Eoin Ryan-Hicks 0424 042 419**

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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