







2 Parr Place, Monash

Space, Flexibility & a Superb 1,022m² Corner Block

Positioned in a peaceful cul-de-sac of just five homes, this spacious Monash residence offers an exceptional combination of generous living, versatile accommodation and outstanding practicality on a substantial 1,022m² corner block.

With approximately 181m² of living space, the home offers four bedrooms plus a separate rumpus room or home office with its own external entrance as well as internal access. Whether you need a fifth bedroom, a dedicated work-from-home space, a home business opportunity or additional room for the family, the flexibility here is a real advantage.
Designed for comfortable family living, the home features expansive north-facing living areas filled with natural light, a separate dining room and kitchen with granite benchtops and a Bosch gas cooktop. A generously proportioned separate living area adjoining the kitchen provides even more room for families to spread out and enjoy.

The master bedroom features an ensuite, while ducted gas in-floor heating and evaporative cooling add to the home's everyday comfort and functionality.

4 2 2

FOR SALE
$1,045,000+

VIEW
Sat 21st Nov @ 10:00AM - 10:30AM

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Outside, the impressive corner block offers excellent versatility, with side access providing space for additional vehicles, a trailer or campervan. Established trees create a lovely sense of privacy, while freshly laid grass, new Colorbond fencing and a freshly repainted roof add to the property's appeal.

Conveniently located near Monash Primary School and within easy reach of Erindale Shopping Centre and the wider amenities of Greenway, this is an opportunity to secure a substantial family home in one of Tuggeranong's popular established suburbs.

Property Features:
" Spacious 181m² of living
- Four bedrooms plus versatile rumpus, home office or home business space with separate external and internal access - or configure as a five-bedroom home
" Generous 1,022m² corner block with excellent side access
- Peaceful cul-de-sac setting with just five homes
- Expansive north-facing living area
- Ducted gas in-floor heating & evaporative cooling
- Double garage
- Side access for additional vehicles, trailer or campervan
- Freshly repainted roof
- New Colorbond fencing
- Freshly laid grass on a flat backyard
- Conveniently located near Monash Primary School
- Close to Erindale Shopping Centre and Greenway amenities

Facts & Figures
- Living: 181m2
- Block size: 1022m2
- Garage: 35m2
- Rates: $3279 per annum
- Land Tax $4999 per annum (If applicable)
- EER: 3.5 stars

Disclaimer:
DISCLAIMER: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



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MORE DETAILS

Property ID	D1VHQH
Property Type	House
House Size	181 m2
Land Area	1022 m2
EER	3.5

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The floor plan is not to scale; measurements are indicative and in meters. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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