



12 Dargin Crescent, Moncrieff

## North Facing Modern Living

Positioned in the heart of Moncrieff, this beautifully presented separate title townhouse offers modern living, a perfect opportunity for homeowners and investors alike.

Bathed in natural light thanks to its desirable north-facing orientation, the home showcases stylish open-plan living and dining spaces. The living flows around the contemporary kitchen complete with an island bench, stone benchtops, stainless-steel appliances, and a walk-in pantry.

Easy access to the front and rear courtyards through sliding doors accentuates the airy flow and smooth transition from indoor and outdoor living. Perfect for entertaining.

Upstairs the master bedroom has use of its own ensuite and walk in robe while the other two bedrooms are generously sized and have built in robes.

Enjoy the convenience of being just moments from local shops, parks, schools, and public transport, all within the thriving community of Moncrieff.

Move straight in and enjoy low-maintenance, energy-efficient living.

3 2 2

**FOR SALE**  
Auction

### AGENTS

George Vlandis  
0437 398 774  
gvlandis@ljhbelconnen.com.au

Anushka Poudel  
0405 220 461  
apoudel@ljhbelconnen.com.au

### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

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.



- North facing home
- Master with ensuite and walk-in robe
- Two bedrooms with built in robes
- Modern open plan living and kitchen
- Walk in pantry, stone benchtops and stainless-steel appliances
- Front and back courtyards
- Double enclosed carport
- Powder room and laundry
- Solar
- Close to shops, parks, transport and schools
- Community Title Dwelling

- Year built: 2018
- Land Size: 179sqm
- Property Size: 164sqm | Living: 126sqm | Garage: 38sqm
- EER: 6.0
- Rates: \$ 2,112p.a.
- Land Tax: \$3,031p.a. (investors only)
- Community Title Fee: \$154.28 p.q.

**Disclaimer:**

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

## MORE DETAILS

|               |          |
|---------------|----------|
| Property ID   | HP0Y0F8H |
| Property Type | House    |
| House Size    | 164 m2   |
| Land Area     | 179 m2   |
| EER           | 6        |

**George Vlandis 0437 398 774**

Sales Agent | [gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)

**Anushka Poudel 0405 220 461**

Sales Associate | [apoudel@ljhbelconnen.com.au](mailto:apoudel@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617  
[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)





## 12 Dargin Place, Moncrieff

*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*