






26 Slim Dusty Circuit, Moncrieff

Backed by Nature, Elevated by Design and a view you will never tire of

There's something about Moncrieff that just works. It's a suburb known for its space, its calm, and its connection to everything Gungahlin has to offer. Schools, parks, walking trails and shops are all close by - but here at 26 Slim Dusty Circuit, it's what sits behind the home that truly sets it apart.

Backing directly onto reserve, this is a home where nature becomes part of your everyday. Mornings feel slower, evenings settle quietly, and there's a sense of openness that's hard to find. Elevated to capture it all, the home takes in sweeping 180-degree views across Gungahlin, stretching out toward Black Mountain and beyond - a view that shifts with the light and never really gets old.

Inside, the home feels considered from the moment you walk through. It's modern, refined, and designed to make daily life feel easy. There's space to come together and space to step away, with multiple living areas that adapt whether the house is full or you're simply enjoying a quiet moment. The bedrooms are well positioned, offering privacy without losing connection, and the overall feel is one of balance -

4  2  3 

AUCTION

Sat 2nd May @ 11:30AM

VIEW

By Appointment

AGENTS

Carly Clough
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AGENCY

LJ Hooker Gungahlin
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

nothing overdone, just a home that works.

At the centre, the kitchen brings everything together. It's both functional and inviting, flowing seamlessly into the living and dining so that everyday life happens without interruption. The addition of a butler's pantry - complete with integrated microwave and room for appliances and storage - keeps the main space clean while giving you that extra layer of practicality that makes a real difference.

The three-car garage is where this home really starts to separate itself. It's not just for parking - it's for people who need space. Whether that's for cars, tools, weekend projects or something more creative, it opens up options that most homes simply don't offer. Combined with excellent storage throughout, it's a home that understands how life actually looks behind the scenes. The garage extends seamlessly through to the backyard, opening onto a solid slab that adds valuable extra space. It also doubles as your own private basketball court-perfect for a quick shoot-around or everyday fun.

And then there's the outdoors. Not just a backyard, but a setting. With reserve directly behind you, there are no immediate rear neighbours - just open space, fresh air and a sense of privacy that's becoming harder to come by. It's the kind of place where kids can explore a little further, where entertaining feels easy, and where you can simply step outside and breathe.

This is an elevated home in every sense, modern, considered, and ready for someone to walk in and make it their own, all while enjoying a position that will always be hard to replicate.

Features:

- Elevated position capturing sweeping 180-degree views across Gungahlin to Black Mountain and beyond
- Backing directly onto reserve, offering privacy, open space and no rear neighbours
- Three-car garage providing flexibility for vehicles, storage, hobbies or workshop space
- Modern, well-designed home with multiple living areas for flexibility and family living
- Kitchen with butler's pantry, integrated microwave and excellent storage solutions
- Seamless flow between kitchen, living and dining for easy everyday living and entertaining
- Well-positioned bedrooms
- Strong indoor-outdoor connection with a usable, low-maintenance outdoor space
- Excellent overall storage throughout the home
- Positioned in a family-friendly pocket close to schools, parks, walking trails and local shops
- Nature at your back door.

The Numbers

Block Size 732m²

House Size: 292m²

Rates : \$3,560 approx

Land Tax: \$6,703* ((if rented out))

UV: \$600,000

Rental Estimate: TBC

EER: 5



MORE DETAILS

Property ID	36H6GCY
Property Type	House
House Size	292 m2
Land Area	732 m2
EER	5
Including	Air Conditioning Deck Dishwasher Outdoor Entertaining Remote Garage

Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer |
cclough@ljhgungahlin.com.au

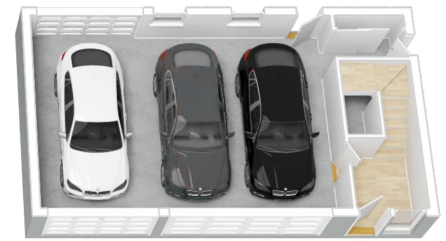
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GUNG AHLIN ACT 2912
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Ground Floor



Lower Ground Floor

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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