



16/1 Yidaki Way, Moncrieff

Small Complex, Large Possibilities.




Most townhouses try to do too much. This one doesn't.

Built in 2020 and sitting quietly in the Enso complex, Unit 16 in Moncrieff is straightforward in the best way. The layout makes sense. The spaces are usable. Nothing feels forced.

Downstairs is practical and comfortable, with vinyl wood-style floors that can handle everyday life. The living area opens straight to a private courtyard, which gives you outdoor space without turning weekends into maintenance days. It's a good spot to sit, reset, or host without overthinking it.

The kitchen is central and properly sized. Stone benchtops, gas cooking, stainless steel appliances and storage where you actually need it. It's a kitchen you'll use, not work around.

Upstairs, both bedrooms are carpeted and genuinely comfortable, each with built-in robes. The main bedroom has its own ensuite, the second is close to the main bathroom, and the layout feels calm and functional. Ducted heating and cooling, keeping the temperature

2  2  1 

FOR SALE
\$579,000+

AGENTS

Bri Williams
0408 787 896
bri.williams@ljhooker.com.au

AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

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.

 **LJ Hooker**

consistent, and internal access from the garage makes life easier than you realise.
Moncrieff suits buyers who want newer homes and a quieter feel, while still staying connected to Gungahlin and the city. It's practical, settled and easy to live in.

This works as a first home because it's manageable.
It works for downsizers because nothing feels tight.
And it works for investors because tenants want exactly this.

No selling tricks.
No big promises.
Just a townhouse that does what it's meant to do.

The details:

- Enso Townhouses built in 2020
- Living: 98sqm
- Single garage: 20.6sqm with internal access + ton of complex parking.
- Vinyl wood-style flooring to living areas
- Large bedrooms upstairs, main with ensuite
- Full-sized kitchen with stone benchtops, gas cooking & stainless-steel appliances
- Open-plan living flowing to a private courtyard.
- Ducted reverse-cycle heating and cooling
- Estimated rental return: \$570-\$590 per week.
- Body corporate: \$424.15 per quarter
- Rates: \$520 per quarter
- Land tax: \$691.15 per quarter

MORE DETAILS

Property ID	369PGCY
Property Type	Townhouse
House Size	97 m2
EER	6
Including	Air Conditioning

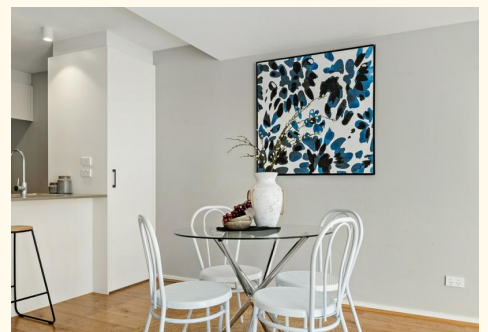
Bri Williams 0408 787 896

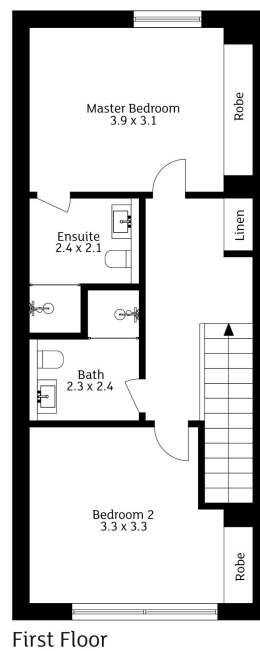
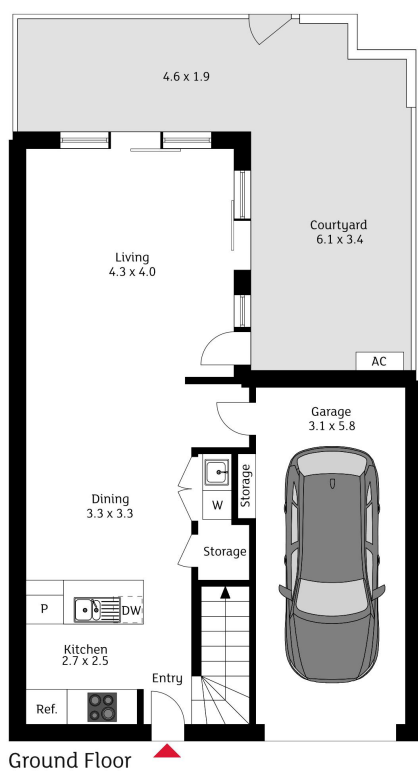
Licensed Agent & Auctioneer | bri.williams@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNG AHLIN ACT 2912

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au





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