



Moncrieff, 16/2 Hoffmann Street

Home Sweet Hoffmann!

This well-appointed two bedroom, two bathroom townhouse offers a perfect blend of style and functionality, all wrapped up in a modern, family friendly complex. As you step through the entrance, you're greeted by a great sized courtyard surrounded by mature gardens and greenery. The first floor opens to a bright and airy living and dining space, filled with natural light and designed for comfort. The modern kitchen, complete with a gas cooktop and electric oven, extends onto a balcony with views across open park space, perfect for casual dining or unwinding with a coffee. A convenient powder room on this level adds extra functionality, while split-system air conditioning ensures year round comfort.

The second floor boasts two generously sized bedrooms and two stylish bathrooms. Each bedroom features large built-in mirrored robes, offering plenty of storage. A large linen cupboard, ceiling fans, total block-out blinds, and dimmable downlights throughout enhance the home's comfort and ambiance. The large tandem garage on the ground floor provides internal access, under stair storage, and a functional laundry.



Disclaimer: 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.



For Sale
\$605,000+

View
ljhooker.com.au/35AEGCY

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EER ★★★★★★

LJ Hooker Gungahlin
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Positioned in a family-friendly neighbourhood, this home offers the perfect blend of convenience and community. Just a 20 minute walk to Amaroo shops, you're never far from local amenities. Families will also love the proximity to Taqwa School and the popular Moncrieff Playground. Nearby, Casey Marketplace offers Aldi, Supabarn, cafés, Anytime Fitness, and the Casey Jones Pub, with Ngunnawal Shops and Gungahlin Marketplace also within easy reach. With vacant possession, there's no waiting for tenants or owners to relocate - just move in and enjoy modern living in a fantastic location.

The features:

- 2 bedrooms, 2.5 bathroom, 2 car tandem garage
- Generous sized bedrooms with large built-in robes
- Sunny northeast aspect
- Great sized courtyard ideal for kids or pets
- Light filled living and dining spaces
- Timber flooring in the living space, carpeted bedrooms
- Powder room for convenience
- Modern kitchen with gas cooktop and electric oven
- Balcony off the kitchen with view parkland views, perfect for casual dining or starting the day with a coffee in the sun
- Split systems for all year-round comfort
- Ceiling fans, total block out blinds and dimmable down lights
- Large garage with internal access, under stair storage and functional laundry with additional storage
- NBN fibre to the premises

The details:

Complex name: 'Alpine Villas', 40 townhouses

House size: 138m² (90m² of living + 48m² garage)

Courtyard: 21m²

Balcony: 6m²

EER: 6

Built: 2019 by Antalija

Rates: \$519pq

Body corporate: \$1539 per 6 months

Body corporate management: Vantage

Land tax (if rented): \$3777 per annum

Estimated Rental Return: \$600 - \$630 per week



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More About this Property

Property ID	35AEGCY
Property Type	Townhouse
House Size	90 m2
EER	6
Including	Air Conditioning Powder Room Tandem Double Car Park Gas Cooktop

Carly Clough 0419 296 458

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

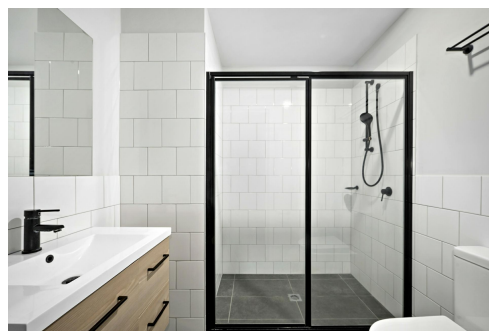
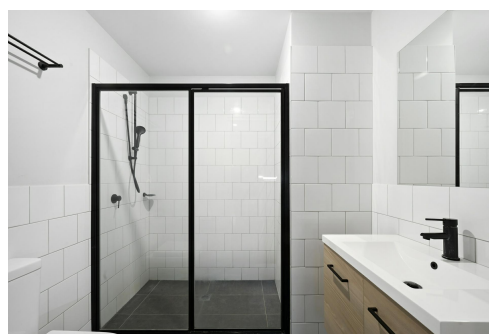
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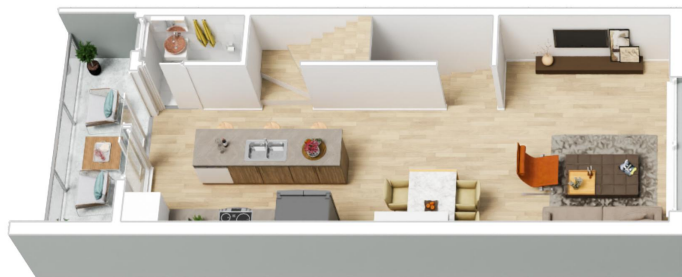
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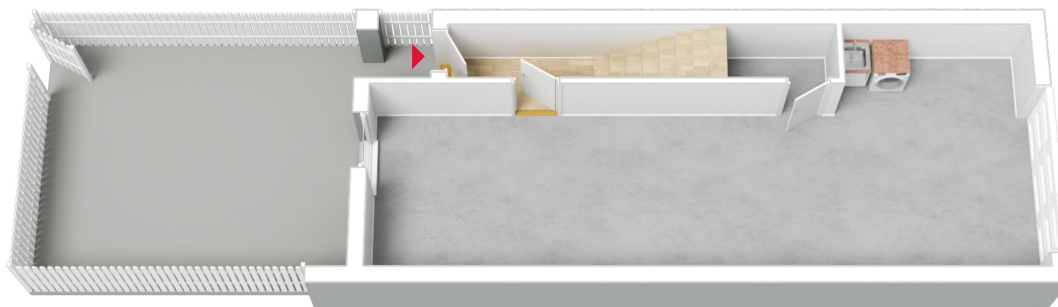
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1st Floor



2nd Floor



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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Produced by DIAKRIT