



29/363 Mirrabai Drive, Moncrieff

Low Maintenance. High Function. Great Location.

There's a certain precision to this residence - nothing excessive, nothing missing. Every element has been considered, refined, and executed with intent.

Positioned within a tightly held pocket of Moncrieff, this home delivers a seamless blend of architectural sharpness and everyday liveability. Clean lines and a restrained palette set the tone, while the interior unfolds into a series of well-proportioned spaces designed to adapt as life evolves.

The living domain carries a quiet confidence - open, yet grounded. Natural light filters through without overpowering, creating a space that feels composed at any hour of the day. The kitchen anchors it all, purpose-built for both function and presence, with ample preparation space and a layout that encourages connection without interruption.

Accommodation is thoughtfully separated, offering privacy without isolation. Each room holds its own sense of scale, supported by considered storage and a layout that avoids compromise.

Outdoors, the transition is effortless. Low-maintenance yet purposeful,

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FOR SALE
\$730,000+

VIEW
Sat 13th Jun @ 12:00PM - 12:30PM

AGENTS
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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**

the external space is designed for those who value their time - offering enough room to entertain, without the burden of constant upkeep.

This is a home that doesn't rely on overstatement. It's controlled, deliberate, and quietly impressive - suited to buyers who recognise quality in the finer details rather than the obvious.

Why this property captivates:

- Positioned within the tightly held Maison complex in one of Moncrieff's most desirable pockets
- maintenance design suited to effortless everyday living
- Well-proportioned open-plan living and dining with natural flow
- Kitchen with quality appliances, gas cooktop, ample bench space and smart storage
- Seamless connection to a private outdoor space ideal for relaxed use or entertaining
- Master suite positioned for privacy with ensuite and built-in storage
- Additional bedrooms well-sized with built-in robes
- Contemporary finishes throughout with a cohesive modern feel
- Appeals to first-home buyers, downsizers, professionals and investors
- Secure car accommodation with internal access
- Close to schools, parks, walking trails and Gungahlin Town Centre
- Strong long-term growth location within an established and evolving suburb

Proximity to Amenities:

- Within 2 minutes' walk to local parks, playgrounds and open green spaces throughout Moncrieff
- " Within 3 minutes' drive to Casey Market Town offering supermarkets, cafés and everyday essentials
- Within 4 minutes' drive to local childcare centres and Amaroo School catchment options
- Within 7 minutes' drive to Gungahlin Town Centre for retail, dining and key services
- Within 8 minutes' drive to Yerrabi Pond District Park with walking trails, cycling paths and recreation space
- Within 10 minutes' drive to multiple primary and secondary schooling options across Gungahlin
- Within 20 minutes' drive to Canberra CBD via Horse Park Drive and major arterial routes

EER ★★★★★

MORE DETAILS

Property ID	36TWGCV
Property Type	Townhouse
House Size	143 m ²
Land Area	210 m ²
EER	6

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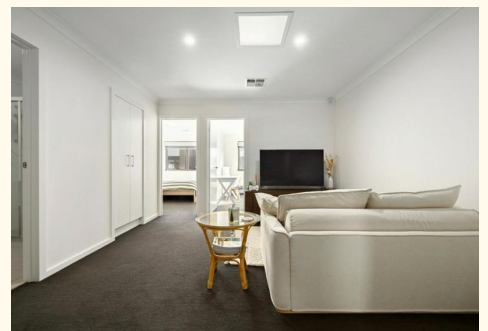
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First Floor



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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