







54/36 Dulcie Holland Crescent, Moncrieff

A Smarter Way to Live in Moncrieff

A refined blend of style, functionality and low-maintenance living, this beautifully designed three-bedroom townhome delivers modern comfort in one of Moncrieff's most tightly held communities.

Crafted across a spacious and practical floorplan, the home offers expansive open-plan living complemented by floating timber flooring, quality finishes and an abundance of natural light throughout. The designer kitchen anchors the living space with stone benchtops, gas cooking and integrated appliances, flowing seamlessly to a generously sized tiled courtyard perfect for entertaining or unwinding in privacy.

Accommodation is intelligently configured with three well-proportioned bedrooms, including a segregated master complete with ensuite, while the versatile layout offers flexibility for families, professionals or investors alike.

Positioned within the sought-after Maison complex and moments from local schools, parklands and Gungahlin Town Centre, this is premium townhouse living without compromise.

3 2 2

FOR SALE
$665,000+

AGENTS
Estephano Cardenas
0415 423 006
ecardenas@ljhgungahlin.com.au

Troy Thompson
0408 694 917
troy.thompson@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.

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Why this property captivates:

- Positioned within the tightly held Maison complex in one of Moncrieff's most desirable pockets, $665 per 1/4 strata.
- Stylish, low-maintenance townhouse ideal for effortless modern living
- Thoughtfully designed floorplan with spacious open-plan living and dining
- Designer kitchen appointed with stone benchtops, gas cooking and quality appliances
- Seamless indoor-outdoor flow to a private tiled courtyard perfect for entertaining
- Segregated master suite complete with private ensuite
- Two additional bedrooms well-proportioned with built-in robes
- Contemporary finishes and floating timber flooring enhancing overall appeal
- Excellent option for first-home buyers, downsizers and astute investors alike
- Lock-up garage with internal access for added practicality and security
- Moments from local schools, parks, walking trails and Gungahlin Town Centre
- Turn-key opportunity in a high-growth suburb with strong long-term appeal

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 conveniences
- 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 essential services
- Within 8 minutes' drive to Yerrabi Pond District Park with walking trails, cycle paths and recreational space
- Within 10 minutes' drive to multiple primary and secondary schooling options across Gungahlin
- Within 20 minutes' drive to Canberra City via Horse Park Drive and major arterial connections

EER ★★★★★★

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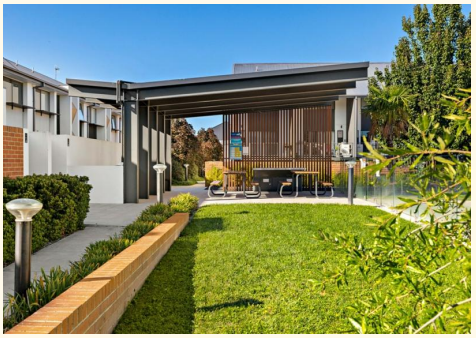
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MORE DETAILS

Property ID	36RYGCY
Property Type	Townhouse
House Size	102 m2
EER	6

Estephano Cardenas 0415 423 006
Licenced Agent ACT | ecardenas@ljhgungahlin.com.au
Troy Thompson 0408 694 917
Director / Licensed Agent ACT/NSW |
troy.thompson@ljhooker.com.au

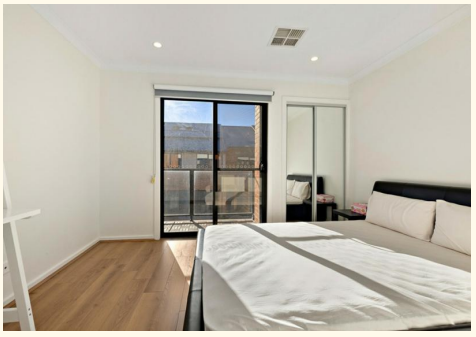
LJ Hooker Gungahlin (02) 6213 3999
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNGAHLIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au



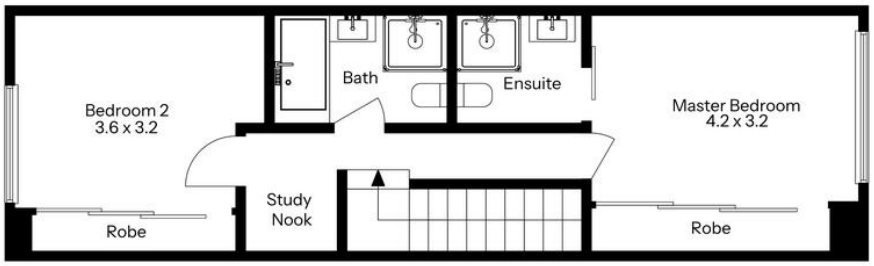




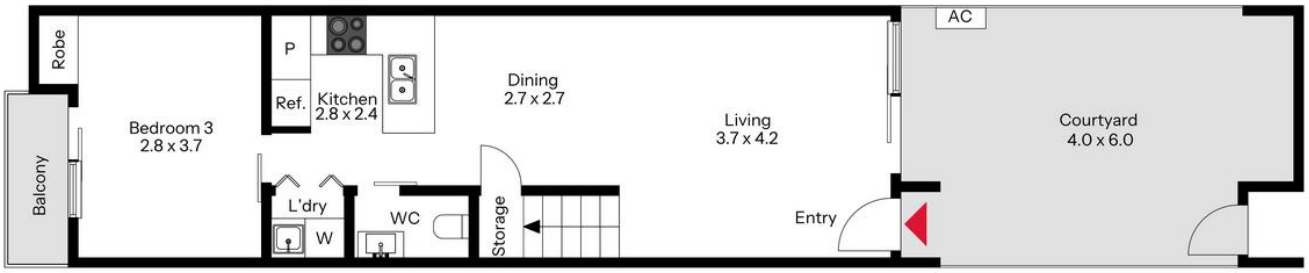




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First Floor



Ground Floor

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.

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