



6/12 Dulcie Holland Crescent, Moncrieff

## Secure, Stylish, Effortless Living




Sunlight floods every corner of this contemporary townhouse, where open-plan living flows seamlessly to a private courtyard - perfect for entertaining or quiet mornings. The kitchen is functional and modern, designed for everyday life with clever storage and easy flow.

Upstairs, the master suite offers a private retreat with ensuite and generous storage, while the additional bedroom is bright, spacious, and versatile. Outside, a single secure garage with internal access is complemented by an additional allocated car space.

- maintenance design, a tranquil street, and proximity to schools, parks, and shops combine to deliver a lifestyle of ease and convenience. This is more than a home - it's a modern, light-filled sanctuary in Moncrieff.

Why this property captivates:

- Light-filled interiors creating a bright, airy living environment.
- Open-plan living and dining flowing effortlessly to a private courtyard.
- Functional modern kitchen with gas cooktop, practical storage, and easy-flow layout.
- Well-proportioned bedrooms designed for comfort and natural light.
- Private courtyard ideal for entertaining or relaxing outdoors.
- Split-system reverse-cycle air conditioning for year-round comfort.
- Solar panels with battery storage for energy efficiency and reduced

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**FOR SALE**  
\$599,000+

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

bills.

- Tesla charger for convenient electric vehicle charging.
- Single secure garage with internal access, plus an additional allocated car space.
- Positioned in a quiet street, close to schools, parks, shops, and local amenities.

Proximity to Amenities:

- Minutes from Moncrieff's local parks, walking trails, and green spaces.
- Close to local schools, childcare centres, and community facilities.
- A short drive to Gungahlin Town Centre with supermarkets, cafes, dining, and major retail.
- Easy access to bus routes and main arterial roads for smooth commuting across Canberra.
- Near nearby recreational paths, playgrounds, and outdoor spaces for an active lifestyle.
- Approximately 10 minutes to Belconnen Town Centre and key services.
- Around 15-20 minutes to the CBD for convenient city access.
- A location offering a peaceful lifestyle with everyday essentials close by.



## MORE DETAILS

Property ID	369VGCY
Property Type	Townhouse
House Size	84 m2
EER	6
Including	Air Conditioning Floorboards Solar Panels Solar Panels and Batteries Electric Vehicle Charger Tiles & Carpets

### Troy Thompson 0408 694 917

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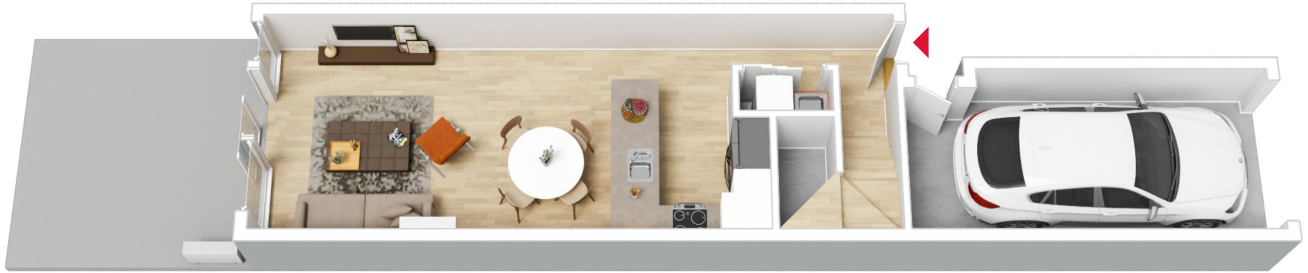
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1st Floor



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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