






7/11 Monaghan Place, Nicholls

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Value Packed Single - Level Townhouse with Enormous Backyard

Tucked away in a quiet cul-de-sac, this beautifully presented three-bedroom ensuite townhouse offers an exceptional opportunity for low-maintenance living without compromise. Set within a small boutique complex of just seven residences, the home enjoys a rare freestanding position with no adjoining walls, providing privacy, peace and a genuine sense of space.

Unlike most townhouses, this home has an impressively large backyard with established gardens, creating a leafy and private outlook ideal for relaxed outdoor living. The single-level design, generous proportions and fresh updates throughout make this an easy home to move straight into and enjoy.

The open-plan layout includes multiple living zones, with a comfortable lounge, dining area and additional meals or family space, all complemented by brand new carpet and fresh paintwork throughout. Well positioned close to quality schools and Gungahlin Town Centre, this is a home that combines lifestyle, convenience and rare features seldom found in townhouse living.

FOR SALE
By Negotiation

AGENTS

Peta Barrett
0499 044 028
peta.barrett@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**

Features include:

- Three generous bedrooms, all with built-in wardrobes
- Main bedroom with ensuite bathroom
- Freestanding, single-level townhouse with no adjoining walls
- Boutique complex of only seven homes
- Exceptionally large backyard, rarely seen in townhouse living
- Open-plan living with lounge, dining and meals/family area
- Brand new carpets and fresh paint throughout
- Ducted gas heating and evaporative cooling
- Quiet cul-de-sac location with private, leafy outlook
- Double garage with internal access and remote door
- Walking distance to Nicholls and Holy Spirit Primary Schools, childcare centre and John Paul College
- Just a short drive to Gungahlin Town Centre

Stats:

Living space: 116.7sqm approx.

Rates: \$2,626.45pa

Land tax (only if rented): \$4,313.52pa

Body corporate: \$811.70per quarter

Year built: 1996

EER: 4.5 stars

MORE DETAILS

Property ID	367AGCY
Property Type	Townhouse
Land Area	488 m2
EER	4.5
Including	Evaporative Cooling Built-in-Robes Large Yard Private Setting

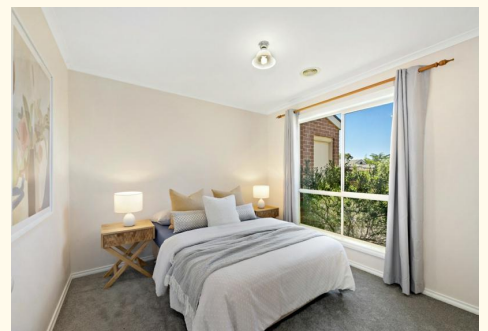
Peta Barrett 0499 044 028

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GUNG AHLIN ACT 2912

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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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