



## 22/1 Hoffman Street Moncrieff ACT

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Located on the corner end of the sought after complex of 'Carramar', this double storey townhouse is lovely and bright.

**View** : <https://www.bradysrealestate.com.au/sale/act/gungahlin/moncrieff/residential/townhouse/7873147>

Downstairs you'll find the expansive tiled living area that opens out onto a large private courtyard with a faux lawn area and shrubs. The perfect spot to sit and relax!

An open plan kitchen provides plenty of cupboard space, stone bench top, double sink, stainless steel under bench oven and gas hotplates. There's also a separate laundry in addition to a third guest toilet.

Upstairs is full of natural light and there's a large study area located on the landing and 3 generously sized bedrooms. The master bedroom enjoys a spacious ensuite and walk in robe. The other bedrooms also have built in wardrobes.



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**GROUND FLOOR**



**FIRST FLOOR**



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.