



## 26 Shearston Street, Moncrieff FOR SALE



### Charming Family Residence in a Serene Neighborhood!

Nestled in a tranquil suburban setting, 26 Shearston Street presents a delightful residence ideal for families or those seeking a cozy retreat. This north-facing home enjoys a serene location located at walking distance to Community Recreational Park which offers expansive parklands, walking trails, and cycling paths, ensuring endless recreational opportunities.

This newly renovated home features brand-new floorboards and energy-efficient LED downlights throughout, enhancing its contemporary appeal. Nestled in a peaceful neighbourhood, this residence offers a serene retreat with spacious living areas and a sleek, updated kitchen perfect for family gatherings.

#### Property Details:

- Open-plan living and kitchen area with a spacious and luminous atmosphere
- Modern kitchen with Fisher & Paykel gas cooktop, oven, Bosch dishwasher, ample bench space, and extra cupboard storage
- Three well-proportioned bedrooms with built-in sliding robes
- Master bedroom with ensuite
- Brand new Hybrid flooring and LED downlights throughout the house
- Single garage with roller door
- Spacious separate laundry space with linen storage
- Low-maintenance backyard with timber deck and pergola
- Located within walking distance of nature reserves, parks, and essential amenities

#### Property details:

- Energy Efficiency Rating (EER): 6.0
- Living area: Approximately 105.2 m<sup>2</sup>
- Block size: Approximately 218 m<sup>2</sup>
- Garage size: Approximately 24.1 m<sup>2</sup>
- Rates: Approximately \$547 per quarter
- Built year: 2017
- Expected rental returns: \$650 to \$700 per week

Don't miss the chance to make this contemporary masterpiece your home.

Note: From 01/07/2024 Buyers are eligible for the full stamp duty concession on the first \$1



**Varun Dhand**

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**Open**

20th Jul 2024 @ 11:00AM - 11:30AM

million of property value.

**Features**

**Land size**

218.00 Sqm



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26 Shearston St Moncrieff/129.17 Sqm



Scale in metres. 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.