

**10 Benalla Street, Crace, ACT 2911**

**House For Sale**

Friday, 31 May 2024

**Canberry.**

*Live Where You Love*

**10 Benalla Street, Crace, ACT 2911**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Shan Gao

0457038888



Curtis Dong

0449889665

## Auction on site

Auction Location: Onsite Welcome to 10 Benalla Street, Crace, where luxury meets functionality in a family-friendly setting. This exquisite residence boasts the finest in architectural design and modern conveniences, offering an unparalleled living experience. From its solid full-brick construction to the meticulously selected finishes, every detail has been crafted to perfection, providing an ideal sanctuary for your family. Step inside and be greeted by the grandeur of imported Italian large format porcelain tiles, which extend throughout both floors, creating a seamless and allergy-friendly environment. The open-plan kitchen is a chef's dream, featuring premium German-designed Siemens and Bosch appliances, rose gold tapware, and stunning Brazilian granite benchtops. The thoughtful design continues with a tiled double garage, perfect for transforming into a home office or studio. Indulge in year-round relaxation with the heated swimming pool, complete with a high-quality solar cover. The pool area is complemented by low-maintenance landscaping and frameless glass fencing, ensuring safety without compromising on style. Enjoy the convenience of in-slab hydronic heating and two reverse cycle air conditioning systems, offering individualized climate control across multiple zones. This supersized home is designed for ultimate comfort and efficiency, featuring high-quality German-engineered tilt-and-turn uPVC double-glazed windows for superior thermal performance. Strategically placed large north facing windows bring in much loved sunlight during cold Canberra winters. The internal and external walls are sound-proofed and insulated to the highest standards, ensuring a peaceful and energy-efficient living environment. With NBN® Fibre to the Premises (FTTP) and smart wiring throughout, staying connected is effortless. Security and convenience are paramount at 10 Benalla Street. The property is equipped with a two-way color video intercom doorbell system, provisions for laser-activated motion sensors, and discrete placement of a 4000L slimline rainwater tank. The elegant rose gold shower fittings and wall-faced soft close toilets add a touch of luxury to the modern, full-tiled bathrooms. Experience the ultimate in luxurious living with a home that caters to every need. 10 Benalla Street is more than just a residence; it's a lifestyle. From the grand chandelier in the living room to the expansive under-roof alfresco areas with mountain views, this home is designed for both relaxation and entertainment. Discover luxury living at 10 Benalla Street, Crace. Your dream home awaits.

Features:

- \* Full brick construction (downstairs and upstairs) for longevity
- \* Acrylic color texture rendering for a premium, crack-free look
- \* Heated swimming pool with high-quality solar cover
- \* German-engineered uPVC tilt-and-turn double glazed windows throughout the house
- \* Italian large format porcelain tiles throughout
- \* Full body porcelain tiles in all bathrooms
- \* Tiled double garage with remote doors
- \* In-slab hydronic heating
- \* R2.7 insulated walls and R6.0 insulated ceilings
- \* Two separate Fujitsu ducted reverse cycle air conditioning systems with multiple zones
- \* Two Rinnai Infinity 26 instantaneous gas hot water systems
- \* NBN Fibre to the Premises (FTTP) enabled
- \* Smart wired with Ethernet and TV points throughout the house
- \* Provisions for laser-activated motion sensors
- \* Two-way color video intercom doorbell system
- \* Brazilian Granite stone benchtops
- \* Granite stone top vanities and Jarrah timber cabinets
- \* Siemens and Bosch kitchen appliances
- \* Open plan kitchen with soft-close cabinets
- \* Rose gold tapware and towel rails
- \* Ceiling mounted rose gold shower heads
- \* Wall faced soft close toilets
- \* Stained solid timber doors and staircase
- \* Large modern LED ring chandelier
- \* Energy-efficient LED downlights
- \* Under-roof tiled porch, alfresco and balconies
- \* Low maintenance yards with veggie patches
- \* Frameless toughened glass fencing
- \* 4000L slimline rainwater tank

Property information...

Land Size : 540 m2 (approx.)  
Living : 276 m2 (approx.)  
Garage : 40 m2 (approx.)  
Balcony : 9 m2  
Patio : 71 m2 (approx.)  
Pool : 18m2  
Total Built: 414 m2 (approx.)  
Year Built: 2020  
EER: 5.0  
Rates: \$864 p.q.(approx.)  
Land Tax: \$1,535 p.q. (approx.)

Investors only  
Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.