

# 10 Indi Close, Crace, ACT 2911

LUTON

## House For Sale

Friday, 10 May 2024

10 Indi Close, Crace, ACT 2911

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 498 m2

Type: House



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## Auction

This meticulously designed home exudes charm from the moment you step through the front door. Finished to the highest standards and designed to value generous living and entertaining spaces that are ideal for a family. Rarely do you find a home where every corner has been carefully considered both inside and out. The lounge room situated at the front of the home looks out to Gundarra Grasslands Nature Reserve. With a gas fireplace this room is so cozy in the winter months, and totally relaxing all year round. The striking kitchen is the centrepiece of the home and features a freestanding 900mm oven with a gas cooktop, an elegant mosaic tiled splash back, masses of stonework surfaces including a large breakfast bar, with pendant lighting above and excellent storage. The kitchen includes a large butler's pantry that has a sink and lots of space for all your appliances. The open plan living/dining/kitchen is the heart of the home, effortlessly flowing to the large alfresco space. Beautifully landscaped gardens have created both a private and tranquil outdoor area. With great heating, a huge swim spa, multiple sitting areas and purpose-built pizza oven, this area has been designed to be comfortable all year round. The accommodation consists of four generous bedrooms, which are serviced by a main bathroom and separate toilet. The master is segregated with a huge wall of robes and large bright ensuite. A generous double garage with internal access, stunning white floorboards throughout, high ceilings and plantation shutters are just some of the many features included in this property. Positioned in a quiet street opposite Nature Reserve you will find this stunning home steals your heart.

Features 4 bedrooms all with built in robes  
Main bedroom with large ensuite and a wall of robes  
2 living areas  
Large kitchen with stand-alone gas 900m gas cooktop and oven  
Butlers pantry  
Central gas heating, evaporative cooling and gas fireplace  
2 x Rinnai instant gas hot water  
3 x 1800 watt outdoor heat panels  
Alarm system  
Outdoor blinds  
Solar panels 3.5kw  
Ceiling speakers  
Lounge/Kitchen/Alfresco  
Swim spa  
Pizza Oven  
White floorboards throughout  
All bathrooms with wall to ceiling tiles  
Separate toilet  
Double garage with internal access  
Large laundry with lots of storage and external access

Statistics:  
Living size: 193 m<sup>2</sup>  
Garage size: 39 m<sup>2</sup>  
Alfresco size: 36 m<sup>2</sup>  
TOTAL: 268 m<sup>2</sup>  
Built: 2013  
Block size: 498 m<sup>2</sup>  
UV: \$688,000  
Rates: \$3,525 p/a