

106 Narden Street, Crace, ACT 2911

STONE

Sold House

Monday, 14 August 2023

106 Narden Street, Crace, ACT 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 510 m2

Type: House



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\$1,021,000

This beautiful 3-bedroom home is located in a prime location in one of the most sought-after suburbs of Gungahlin. The home comes equipped with a quality finish & appliances to enjoy life at its best. Built on the principle of open-plan living, the main attractions would be two separate living areas, a generous-sized kitchen with plenty of bench & cupboard space, and quality appliances making it the perfect scene to entertain family & friends. The main bedroom boasts an ensuite & walk-through-robe with the remaining bedrooms having built-in robes. Located at walking distance from local shops & transport, the location offers all the pleasures of living in a booming suburb offering quick & easy access to two of Canberra's thriving town centres of Gungahlin & Belconnen.

Features Overview:- North-facing living areas- Single-level floorplan, free-standing separate title home- NBN connected with FTTP- Age: 12 years (built in 2011)- EER (Energy Efficiency Rating): 4.5 Stars Sizes (Approx)- Internal Living: 171.18 sqm- Alfresco: 16 sqm- Porch: 4.43 sqm- Garage: 40.68 sqm- Total residence: 232.29 sqm- Block: 510 sqm

Prices- Rates: \$797 per quarter- Land Tax (Investors only): \$1,289 per quarter- Conservative rental estimate (unfurnished): \$630 - \$650 per week

Inside:- Segregated master suite with walk-through robe and ensuite- Spacious bedrooms all with built-in robes- Main Bathroom with bath and separate toilet- Front formal living area- Open-plan kitchen, dining and living- Modern kitchen with ample storage, quality appliances and an island bench- Laundry room with external access- Ample storage throughout - Ducted evaporative cooling- Ducted gas heating- Instantaneous gas hot water- Double-car garage with internal access

Outside:- Large back alfresco area perfect for entertaining- Fully enclosed back grassed yard with ample space for the kids and pets to play all-day- Beautiful front facade with mature gardens given the home a more private feel

Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Predominantly aluminium window frames- Window Glazing: Single-glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-4.0 with reflective foil

Crace is noted for its strong sense of family and community. Driving through you will see the thought that went into planning this master-planned neighbourhood. This suburb provides numerous outdoor spaces and venues for family and friends to meet. Leave your car in the garage on weekends and stroll to the parks, cafes, restaurants and bars, as well as the hairdresser, gym and supermarket.

Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au

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