

**12/47 Abena Avenue, Crace, ACT 2911**



**Apartment For Sale**

Friday, 29 March 2024

12/47 Abena Avenue, Crace, ACT 2911

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 46 m2**

**Type: Apartment**



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**\$369,000+**

Perfectly placed close to the Crace village centre, this beautifully presented light and spacious studio apartment on the first floor of the Abena North boutique development is an opportunity to live in or invest in a popular and upmarket suburb. The large tiled living space with full-length picture windows looks out onto a broad balcony with a pleasant view of the hills beyond. The kitchen has a stone benchtop, a new ceramic cooktop, Stainless steel and glass oven, Fisher & Paykel dish drawer and a ducted rangehood. New carpet in the bedroom area with a built-in wardrobe with a mirror door. New LED lighting has been installed in the living area with a split system air conditioner for year-round comfort. Features; • Generous 46m<sup>2</sup> living plus 12m<sup>2</sup> balcony with views • Great potential rental return of approximately \$370pw • Small boutique complex of just 20 apartments over two levels • Secure resident entry and intercom • NBN connection • Generous easy care tiled living area could easily be separated from the bedroom area • New ceramic cooktop, as well as a dishwasher in the kitchen • New LED lighting in the living area and new carpet in the bedroom • Large combined bathroom and laundry • One secure undercover car space and storage • Sought after location • Close to shops, transport and recreation amenities Undercover parking and a lockable storage shed are provided in the secure parking compound. This apartment has everything close at hand such as local Crace Central with Supabarn, chemist, medical centre, coffee shops, hairdresser, the popular Local District bar and restaurant, gym, as well as recreation parks and walking trails. Public transport is available at your doorstep and there is easy access to major transport routes. Strata levies \$855.46 pq Rates \$570.14 pq Land Tax \$488.00 pq Water \$186.77 pq