

**13/47 Abena Avenue, Crace, ACT 2911**

STONE

**Sold Apartment**

Monday, 14 August 2023

13/47 Abena Avenue, Crace, ACT 2911

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 63 m2**

**Type: Apartment**



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**\$401,000**

Modern, stylish and recently refreshed with new flooring, the home commands one of the best positions in Crace, within walking distance to the local shops, amenities and public transport. The open-plan living, kitchen and dining area is spacious and practical, with glass sliding doors leading to the balcony and filling the space with natural light. Spacious bedroom and bathroom provide comfortable accommodation, with a generous balcony making a wonderful addition to the home. Features Overview:- Single-level floorplan apartment on the 1st floor- NBN connected with FTTP- Age: 9 years (built in 2014)- Units plan number: 4001- EER (Energy Efficiency Rating): 6 Stars Development Information:- Number of units in development: 20- Strata management: Signature Strata Sizes (Approx)- Internal Living: 53 sqm- Balcony: 10 sqm- Total residence: 63 sqm Prices- Strata Levies: \$972.11 per quarter- Rates: \$382.50 per quarter- Land Tax (Investors only): \$485.75 per quarter- Conservative rental estimate (unfurnished): \$440 - \$450 per week Inside:- Spacious bedroom with a built-in robe- Modern bathroom with floor-to-ceiling tiles- Light filled open plan living- Well-appointed kitchen with ample storage and high-quality appliances. - European-style laundry - Split System- Ample storage throughout Outside:- Large balcony with beautiful views of the far hills - Fully enclosed and secure, single-car carport with remote garage door access for residence only- Storage shed behind the carport - Ample street parking for visitors 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](mailto:jesssmith@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 make further enquiries.