

**13/48 Abena Avenue, Crace, ACT 2911**

STONE

**Sold Apartment**

Thursday, 9 November 2023

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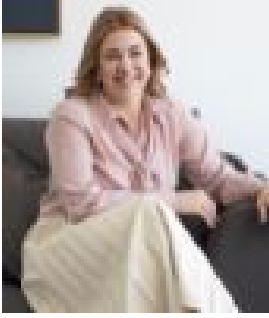
**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 84 m2**

**Type: Apartment**



Jess Smith  
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**\$410,000**

This spacious, light-filled, 1 bedroom home is an oasis for a simple lifestyle. The living area and balcony are welcoming and warm, perfect for relaxing afternoons and comfortable evenings. The kitchen has been upgraded with a brand-new induction cooktop, with ample storage space. The owner has this to say about Crace: You never have to leave. With amazing views from the lounge room, cocktail hour on the balcony you will relax in no time. The District Bar and Restaurant, shops, gym and chemist one way, doctors and pathology the other way, you can really live your best life right here. The sports fields and duck pond have been my favourite as well as the Hilltop Reserve. Features:- Single-level on the top floor- Double glazing throughout- Freshly painted throughout- Brand-new carpet in bedroom with built-in robe- Galley-style kitchen with brand-new Induction Cooktop ample storage space - Huge living room windows provide morning and afternoon sunlight- Sun-baked balcony with beautiful views- NBN connected with FTTP- European laundry with clothes dryer included- Bathroom with updated grout and tiling- Secure, allocated single-car carport with storage shed - Age: 9 years (built-in 2014)- EER (Energy Efficiency Rating): 6 Stars Sizes (Approx)- Internal Living: 53 sqm- Balcony: 10 sqm- Carport: 18 sqm- Storage shed: 3 sqm- Total residence: 84 sqm Prices- Strata Levies: \$711 per quarter- Rates: \$458 per quarter- Land Tax (Investors only): \$519 per quarter- Conservative rental estimate (unfurnished): \$460 per week- All original building documentation and manuals come with the property Development Information:- Units plan number: UP4058- Number of buildings in development: 20 units- Strata management: ACT Strata Management Inspections: We are opening the home on Saturday with potential mid-week inspections. If you would like to view the property outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin 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.