

13 Avenal Street, Crace, ACT 2911

House For Sale

Thursday, 8 February 2024

Canberry.

Live Where You Love

13 Avenal Street, Crace, ACT 2911

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 313 m2

Type: House



Shan Gao
0457038888



Curtis Dong
0449889665

Auction

Auction Location: On Site This excellent four-bedroom house on an open outlook in one of Gungahlin's favourite suburbs, Crace is an ideal start or addition to your property portfolio. Thanks to a smart floorplan, tasteful finishes, and a convenient location, 13 Avenal Street is a place where you can live where you love. With easy links to all that you need - Gungahlin Town Centre, nearby Crace shop and even through Canberra's CBD, as well as close proximity to parks, green spaces, schools, and public transport, you'll have all the space you could want and be as connected as you need. At the centre of the home is the home is an open plan living area. With contemporary features, such as the large sliding glass doors that overlook the outdoor areas, make this space feel extra light and spacious. The area is truly versatile - You'll be able to set yourself up for the day each morning, gather around the table and relax on the couch in the evening, and host friends and family for many parties each weekend. The kitchen boasts stainless steel appliances, loads of storage. The main bedroom boasts a large walk-in-robe and ensuite, with modern chrome finishes. The guest bedroom features direct access to the 2-way bathroom which is perfect for guest or extended family accommodation. The entire area downstairs is kept toasty with a ducted reverse-cycle air conditioner. Outside is a huge backyard and entertaining space. The backyard is super low-maintenance and very spacious - Perfect for kids, pets or for space to entertain. Upstairs are two well-sized bedrooms, both with built-in-robos. The main bathroom is also upstairs and is perfectly proportioned, with enough space for even a bathtub. Your family or guests will appreciate the 2nd ducted climate control system upstairs. Without doubt, 13 Avenal street, Crace is a beautiful home that you and your family will thrive in. With stunning finishes, awesome spaces and a versatile floor plan, this truly is a home in which you'll live where you love. At a glance...- Light, bright, and ready to delight- Smart floorplan, with tasteful finishes and a convenient location- Open plan living and dining area- The kitchen is packed with storage, stone bench tops, has fantastic modern appliances- The main bedroom boasts a large walk-in-robe and ensuite- The guest bedroom features direct access to the 2-way bathroom - Two generous sized bedrooms with built-in robes and serviced by the main bathroom- Front and back low maintenance courtyards, which provide plenty of room for the kids to play- 2700mm ceiling height to ground floor, 2550 ceiling height to upper floor- Under the stair storage - 2 ducted reverse cycle air conditioners Love the location...- Within 3 minutes' walk to the Crace shops- Within 4 minute's walk to bus stops- Within 5 minutes' walk to Lower hilltop reserve playground- Within 2 minutes' drive to Your GP@Crace- Within 5 minutes' drive to Burgmann Anglican School Valley Campus- Within 7 minutes' drive to the Gungahlin Town Centre- Within 17 minutes' drive to the Canberra City

Property details... Living: 164.3 sqm Garage: 36.5.5 sqm Total Build: 200.8 sqm Block: 313 sqm Built: 2013 EER: 4.5 UV: \$477,000 Rates: \$671 p.q. (approx.) Land Tax: \$1,072 p.q. (approx. only if rented) Community Title: \$169 p.q. (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties 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.