

**13 Fairfield Street, Crace, ACT 2911**

ARCHER

**Townhouse For Sale**

Tuesday, 19 December 2023

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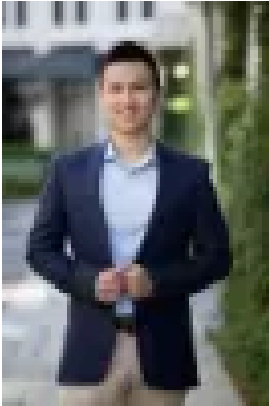
**Bedrooms: 2**

**Bathrooms: 1**

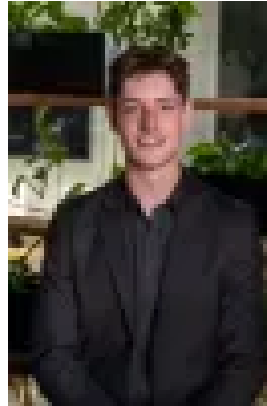
**Parkings: 1**

**Area: 109 m2**

**Type: Townhouse**



Alex Wang  
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Benjamin Bailey  
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**\$649,000+**

Just steps away from the local shops, parks and restaurants in Crace, one of the most popular suburbs in Gungahlin region, this two-story townhouse boasts abundant natural light, spacious living and outdoor areas. It is a lifestyle property that is ready for the next owner to enjoy! The ground level features a 2.7m high ceiling with open plan living and dining areas that open up to the front and back gardens. This easy to maintain home features multiple living spaces and a spacious kitchen with ample pantry space and stainless steel appliances. The separate downstairs toilet and powder room is cleverly positioned alongside a full size European-style laundry. Ascend to the upper level, and you're greeted by a generously-sized main bedroom, complete with a built-in-robe and enchanting mountain vistas. This floor also offers another spacious bedroom and a well-appointed bathroom. Currently with a \$530/week fix term lease to Dec 6th, 2023, this lovely home is a rare opportunity for the down-sizer and first home buyer who seeks easy access to quality amenities, parks and a thriving community. For investors this property offers low maintenance, great returns and a sought after suburb for renters. Contact us for more information and confirm your appointment today!

Features:

- 2.7 High Ceiling at ground level
- Open plan living and dining area
- Easy to maintain front and back yards
- Stainless steel appliance with gas cooking
- Ceiling Fan
- Powder room downstairs
- European-style laundry
- Floating Vanity
- Covered Carport
- Storage Room
- Close to the Crace shopping and restaurant precinct and minutes from Gungahlin Market Place and Belconnen Town Centre

Particulars (all approx.) Block Size: 135 m<sup>2</sup> Living Size 86 m<sup>2</sup> + Covered Carport 23 m<sup>2</sup> Year Built: 2012 Rent Estimate: \$490-530/week Rates: \$550/quarter Landtax: \$520/quarter Annual contribution: \$470/year EER: 5.0

**DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own inquiries and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.