

# 13 Meda Close, Crace, ACT 2911

LUTON

## House For Sale

Monday, 11 December 2023

13 Meda Close, Crace, ACT 2911

**Bedrooms: 4**

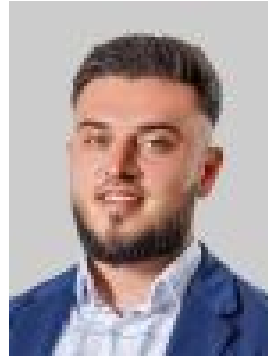
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Adrian Giampietro



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## Forthcoming Auction

Welcome to 13 Meda Close Crace. Your family home awaits! The unique and functional floorplan leads in to the lounge room upon entering the home, seamlessly connecting to the kitchen, dining and living area. At the centre of the home is a custom theatre room, complete with sound-deadening, tiered seating and wired for surround sound. The master suite is separated from the other bedrooms, and includes a spacious walk-in robe and a luxurious ensuite. The main bathroom features an oversized shower plus spa bath. Entertaining is made easy with the harmonious connection between indoor and outdoor. The living room opens up to the outdoor entertaining, perfect to enjoy on those warmer evenings. The yard features two private, grassed sections, making the absolute most out of the corner block, something you don't normally find. All in all – this home is jam-packed with features, top-level finishes and without a thing to do, but move in and enjoy the current owners hard work. Located in one of Gungahlin's premier suburbs of Crace - enjoy a new lifestyle today!

Features:- Family designed, single level home - Custom theatre room with tiered seating and sound deadening- Brand new laminate flooring - Brand new, quality astro turf outside- Quiet street, siding parkland- Great outdoor entertaining, pergola and solid timber deck- Kitchen with full island bench, waterfall edge- Gas cooktop- Electric oven- Dishwasher- 40mm stone bench tops- Main bathroom with spa bath- Floor to ceiling tiles in bathrooms- Speakers in ceiling throughout living area- Speakers in master bedroom- External speaker connection to outdoor area- Well sized pergola- Timber deck- Ducted heating and cooling throughout- Solar panels on roof plus solar hot water system- Ducted vacuum throughout home- Minibar and sink in theatre room - Living: 194.4m<sup>2</sup> (approx.)- Garage: 39m<sup>2</sup> (approx.)- Porch: 4m<sup>2</sup> (approx.)- Total under roofline: 237.m<sup>2</sup>(approx.)- Pergola/Deck: 19m<sup>2</sup> (approx.-)- Land size: 522m<sup>2</sup>(approx.)- Build Date: 2013- Rates: \$3074 per annum- Land Tax: \$5188 per annum