

13 Stowport Avenue, Crace, ACT 2911

LUTON

House For Sale

Saturday, 2 March 2024

13 Stowport Avenue, Crace, ACT 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Annelies Bindley
0475594779

\$899,000

Welcome to 13 Stowport Avenue in Crace, a modern, comfortable and easy to care for three-bedroom Townhouse. With approx. 166m² living space over two levels, this well-designed property excels at maximising living and storage space for your convivence. The ground floor features a light filled dining area, open plan kitchen with Island providing you with ample bench space for preparing mouth-watering meals as well as an electric oven and four burner gas cook top. The living area or family area extend the space. Here you can relax and unwind while relaxing or engaging in conversations with friends and family. The well sized living area opens directly to the low maintenance garden, perfect for outdoor entertaining or for the family to enjoy. Upstairs there is a generously sized master bedroom with built-in robes and a brand new ensuite. Furthermore, the property features two additional bedrooms with built-in robes. A modern bathroom with bath and separate shower divides these rooms. The home has been freshly painted and is ready for a new owner to call home. With local shops and Hilltop reserve conveniently located within walking distance, a playground on the corner, and only a short drive to Gungahlin and Belconnen Town Centres, it is easy to understand why Crace is a popular location to live.

Features: 166m² approx. living area over two floors
Land size approx. 375m²
Single lock up garage with internal access
3 bedrooms
2 bathrooms and powder room on the first floor
Well sized and private back yard
Laundry with direct access out to the back garden
Linen cupboard
New bathroom in ensuite
Freshly painted
Shed
Shops, schools, parks & oval close by

Property Features
Construction: 2011
EER: 4.5 Stars
Ground Floor: 87.10m²
Upper Floor: 79.30m²
Garage: 23.60m²
Total: 190.00m²
Rates: \$705 approx. p.q
Land tax: \$1159.92 approx. p.q
Rental Appraisal: \$670- \$720/Week