

# 15 Ettrick Street, Crace, ACT 2911



## House For Sale

Friday, 14 June 2024

15 Ettrick Street, Crace, ACT 2911

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



Justin Kavanagh  
0421547798



Billy Chen  
0435577979

## Contact Agent

Welcome to No. 15 Ettrick Street, where elegance meets modernity in this captivating single-level home. From the moment you step inside, you'll be enchanted by its sophisticated design and thoughtful layout, inviting you to make this your forever home. Impressive in scale and bathed in natural light, this residence features beautifully appointed interiors with grand proportions. It offers a harmonious sequence of living areas, adorned with exquisite finishes of natural timber, glass, and marble. At the heart of the residence lies a beautifully designed kitchen and entertaining area, seamlessly integrating the living spaces. The open-concept floor plan ensures both privacy and functionality, with bedrooms strategically positioned to create a harmonious living environment. Imagine hosting delightful gatherings in your dream kitchen, complete with a stunning stone benchtop, ample seating, and a top-of-the-line appliances that will inspire any culinary enthusiast. The spacious pantry, with its abundant shelving, is perfect for storing all your gourmet ingredients and essentials. The north-facing kitchen and living area, adorned with floor-to-ceiling windows and soaring 2.7-meter high ceilings, bathes the space in natural light, bringing warmth and joy to your everyday life. No. 15 also boasts a versatile NE room at the front of the house, flooded with natural light. This room can be your music sanctuary, a dedicated home office, a games room, or a formal dining area—the possibilities are endless. The master bedroom, thoughtfully set apart from the other bedrooms, offers a tranquil retreat with its northern aspect, generous walk-in robe, and a modern ensuite featuring double sinks, floor-to-ceiling tiles, and heated lights for ultimate comfort. The additional three bedrooms are spacious and bright, each equipped with large windows and built-in robes. The home's practical side includes a well-appointed laundry room with a handy bench and ample storage for household linens and essentials. The stylish main bathroom features a large bath and shower, perfect for unwinding after a long day. Step outside to the tiled, covered alfresco area, an ideal spot for warm evenings and casual gatherings. Whether you're enjoying a barbecue with friends, sipping coffee while solving crosswords, or toasting with champagne and canapés, this outdoor space is designed for enjoyment. The home boasts a double remote garage with internal access, complemented by a driveway parking spot and additional off-street parking. Situated close to Crace's vibrant shopping precinct, No. 15 offers unparalleled convenience with an array of bars, cafes, supermarkets, and lifestyle amenities just moments away. Local schools, parks, and nature trails are within walking distance, enhancing the appeal of this sought-after location. No. 15 Ettrick Street is a dream come true—a modern sanctuary nestled in a quiet street, adjacent to a serene nature park, and located in one of Gungahlin's most coveted suburbs. This home is ready to welcome you to a life of luxury and comfort.

Essentials: • Block: 450m<sup>2</sup> • Internal: 232.5m<sup>2</sup> • EER: 5.0 • Year built: 2014 • Rates: \$3,175.37pa • Land tax: \$5,411.88pa (investors only) • Rental estimate: \$800-\$830 per week

Features: • Ducted heating and cooling • Security system • Quiet street • Double garage • Covered alfresco area • Walk in pantry • Modern and stylish design • High ceilings • Hardwood timber flooring • Water tanks • Video intercom