

16 Avenal Street, Crace, ACT 2911

House For Sale

Friday, 19 January 2024

Canberry.

Live Where You Love

16 Avenal Street, Crace, ACT 2911

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 490 m2

Type: House



Shan Gao
0457038888



Curtis Dong
0449889665

Auction

Auction Location: On site Set in the highly sought-after suburb of Crace and finished to the highest standards, the distinctive masterpiece expands over two levels, with a versatile layout featuring an array of spacious formal and casual living zones. As you enter this property through the wide entrance way, you'll be wowed by the space on offer and the tasteful modern finishes that the home benefits from. To the right is a formal lounge room, which boasts Bamboo flooring that leads through to open plan living dining area. The massive open plan kitchen and living space is where the magic really happens though. The kitchen is totally stunning, with an island bench, loads of cupboard and storage space and top notch appliances. The gorgeous, tiled flooring carries through to the dining space, which have plenty of room for family-sized lounge and dining suites. The living area is soaked in sun from the northerly aspect and spills out into the backyard and patio areas, accessed via large glass sliding doors. Unsurprisingly, the entertaining space out the back is vast. A huge pergola covers the patio area, and overlooks the easy maintenance backyard. Back inside, two large bedrooms sits at the back of the home, both have great built-in-robe and serviced by their own bathroom and a living & dining area with kitchenette, and even has its own access from the back of the house. Light, bright, and airy, it provides the perfect space for multi-generational living. The two upstairs bedrooms are each a great size, all have convenient built-in-robe and are kept climate-controlled year-round thanks to the ducted reverse cycle air conditioning unit installed. The main bedroom is super spacious including 2 large walk-in-robe and is serviced by its own ensuite, which is beautifully finished and boasts double vanity, floor to ceiling tiling and chrome tapware. The home's main bathroom is equally impressive, with modern finishes again and even a separate water closet. 16 Avenal Street in Crace is an exceptional family home, perfectly positioned in a fantastic suburb. A really versatile offering with so much opportunity for families, you can live where you love at this simply stunning home. Don't delay, inspect today! At a glance...- Exceptional family home with modern, versatile floor plan- Offering amazing space and benefiting from tasteful modern finishes- Perfect for large families with elderly parents or increasingly independent teens- Formal living, separated at the front of the home- A spacious open plan living and dining area and kitchen area which is immaculately finished and flooded by natural lighting- Top of the line appliances with gas cooktop, double oven, and integrated microwave- 30mm stone island bench with waterfall edge - The 2 downstairs bedrooms with built-in-robe and serviced by their own bathroom and living & dining area (internal wall insulated) with kitchenette, even has its own access from the back of the house- Sitting area upstairs - The 2 other upstairs bedrooms are serviced by the main bathroom with a bath and shower and a separate water closet- The main bedroom is super spacious including 2 large walk-in-robe and is serviced by its own ensuite- Outside you have a huge pergola, perfect for the entire family or entertaining- Low maintenance and large backyard for the kids or pets to run around- Zoned ducted reverse cycle heating and cooling with 3 control panel- 2 x Instantaneous gas hot water system- 6.6 KW solar panel system- Quality double roller blinds - Security alarm system, Swann security camera & video intercom- In-ceiling speaker system 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...Ground Floor: 159.5sqm (approx)Upper Floor: 98.5sqm (approx)Total Living: 258sqm (approx)Pergola: 20.7sqm (approx)Garage: 42.5sqm (approx)Total Build: 321.2sqm (approx)Block: 490sqm (approx)Built: 2014EER: 4.5Rates: \$840 p.q. (approx)Land Tax: \$1,451 p.q. (approx)