

17 Lanaba Street, Crace, ACT 2911

STONE

House For Sale

Saturday, 4 November 2023

17 Lanaba Street, Crace, ACT 2911

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 457 m2

Type: House



Kris Hellier
0413799700



Darby Langdown
0432799221

By Negotiation

A WORD FROM OUR SELLERS; "We still remember the day we bought the block of land and started building our home. We have designed our home to suit our needs and will surely miss lots of things about it. We enjoyed the house year-round with evaporative cooling for summer and the amazing in-slab hydronic heating that never left the house or your feet cold! You won't wake up to cold bathroom tiles, or a cold toilet seat again! The hydronic heating is cost-effective and creates a naturally warm house day and night that is also great for people with allergies. We will surely miss this in the unforgiving Canberra winters!The extremely tough and elegant dark bamboo flooring, which is featured through the wide long hallway and open plan living areas is a neutral design choice, which we have loved!One of our favourite things to do was take a hot bath in the clawfoot tub and gaze out the large, frameless window onto the greenery. Doing this with a book and wine in hand was the most relaxing way to finish up the week.This has been a great house for entertaining. When we opened up the bifold doors, we really felt like the deck was an extension of the living space, and we enjoyed more than a few BBQs with friends and family in the private, hedged entertaining space.We've always enjoyed walking along the Crace reserve or riding our bikes around it. It is a great area for families, especially with the local shops just around the corner and with the amount of green space throughout the suburb."Living: 177.84sqmGarage: 38.72sqmAlfresco: 11.4sqm Porch: 6.58sqmTotal: 234.54sqmBlock: 457sqm-?Stunning, single level, family home -?2.7m high ceilings throughout-?Modern kitchen with 900mm gas cooking, electric oven, 40mm waterfall bench tops, ample storage, dishwasher and a discreet step-in pantry-?Open plan kitchen, dining and living area with direct access to covered alfresco-?Additional media room/separate living area-?Large master suite complete with a walk-in-robe and ensuite -?All bedrooms are carpeted and include built in robes-?Main bathroom with walk-in-shower and clawfoot bath-tub, stone benches, and overlooking full-sized pittosporum hedges-?Large laundry with external access, stone benches and, plenty of storage space-?Under floor hydronic heating and evaporative cooling throughout-?Bi-fold stacker doors out to the alfresco deck-?Private low maintenance gardens and deck, perfect for pets, children and entertaining-?Secure double car garage, with electric roller door, internal access-?Convenient location, within walking distance to the local parks, cafes, restaurants, bar, gym and supermarket as well as just a short drive from the Gungahlin Town Centre, Belconnen and City.Rates: \$3,459.13 per annum (approx.)Land tax: \$6,019.66 per annum (approx.)Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.