

**18/48 Abena Avenue, Crace, ACT 2911**



**House For Sale**

Friday, 3 May 2024

18/48 Abena Avenue, Crace, ACT 2911

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 70 m2**

**Type: House**



Leonie Taylor  
0401488561

**\$490,000 +**

Architecturally designed to maximise open-plan living space this two-bedroom, two-bathroom/ensuite property offers so much more style and convenience than your conventional two-bedroom property. Ideal for entertaining, the impressive loft-design boasts high ceilings, huge double-glazed windows throughout a spacious tiled open-plan living area, and a large galley-style kitchen that flows seamlessly through sliding doors to your outdoor balcony. Both bedrooms are generous in size and boast well-appointed ensuite bathrooms, built-in robes, and quality carpets. Bedroom one is located up the carpeted stairs to the loft, with bedroom two segregated downstairs off the main living area making it an ideal space for guests, a huge study or perhaps an extra living room/rumpus if desired. Completing the package is a generous European laundry, a split system wall-mounted heating and cooling unit, intercom access, and an abundance of storage both in the apartment and to the rear of your single-covered car accommodation. You are sure to be impressed by the modern clever design of this apartment and the prime location on offer with easy access to shops, cafe's, The District Bar and Restaurant, medical facilities, parks, playgrounds, and a gym. With an easy stroll to Hilltop Reserve and only a 15-minute drive to Canberra's CBD, 8 minutes to Belconnen North Hospital, and 5 minutes to the University of Canberra and Belconnen Town Centre, there is a lot to love about this gorgeous two-bedroom property, a must inspect this weekend!

**Features Include:**

- Secure entry/ Boutique complex
- Loft living level on the top floor
- Double glazing throughout
- Galley-style kitchen with gas cooktop, dishwasher, and ample storage space
- Sun-baked balcony ideal for entertaining
- Two bedrooms with built-in robes
- Two bathrooms
- Split-system heating and cooling
- NBN connected with Fibre to the premises (FTTP)
- European laundry with clothes dryer included
- Secure, allocated single-car carport with storage shed
- Generous visitor parking bays

**Sizes (Approx)**

- Internal Living: 70sqm
- Balcony: 8 sqm
- Carport: 18 sqm
- Storage shed: 3 sqm

**The Numbers:**

- Body Corporate: \$750.00 per quarter
- Levy: \$475.00 per quarter
- Rates: \$435 per quarter
- Land Tax: \$ 612 per quarter ( only applicable for investors )
- Rental Estimate \$550.00-\$570.00 Per week

**Development Information:**

- Year of Built - 2014
- Units plan number: UP4058
- Number of buildings in development: 20 apartments
- BC- \$750.00 pq
- Sinking -\$475.00 pq
- SQM Living 70 sqm
- Balcony 8 sqm
- Carport 12 sqm
- Storage 2sqm
- Build 2014