

18 Dobikin Street, Crace, ACT 2911

STONE

Sold House

Thursday, 1 February 2024

18 Dobikin Street, Crace, ACT 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 293 m2

Type: House



Jess Smith
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Shaye Davies
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\$877,500

Property to be auction onsite on Wednesday 21st of February at 6:45pm with offers welcome prior. This exciting three-bedroom villa is sharp, contemporary, and flooded with light. It is ideal for purchasers looking for a low-maintenance property that offers ample space and modern finishes. This popular design features an open meals and living area, kitchen, powder room, and separate laundry. Downstairs is tiled throughout ensuring easy care. The kitchen overlooks the rear courtyard and offers ample storage and bench space along with quality appliances. The front and rear courtyards are ideal for entertaining family and friends regardless of the season. Features Overview:- Two-storey floorplan, separate title home- Only a minute's stroll to shops, playgrounds, and bus stops- NBN connected with FTTP- Age: 14 years (built in 2010)- EER (Energy Efficiency Rating): 4.5 Stars Sizes (Approx)- Internal Living: 139.36 sqm (70.47 sqm upstairs and 68.89 sqm downstairs)- Pergola: 11.33 sqm- Balcony: 4.60 sqm- Porch: 1.90 sqm- Garage: 40.64 sqm- Total residence: 197.83 sqm- Block: 293 sqm Prices- Community Title: \$244.51 per quarter- Rates: \$637.94 per quarter- Land Tax (Investors only): \$992 per quarter Inside:- large master suite with built-in robe, ensuite and private balcony - Spacious bedrooms all with built-in robes- Main bathroom with full-sized bath- Upstairs landing perfect for a work-from-home space or kids' study nook- Plantation shutters- Open-plan living drenched in natural light- Spacious kitchen with ample storage and bench space- Quality appliances- Breakfast bar- Allocated dining space with glass sliding doors through to the back pergola and garden- Large living area with glass sliding doors through to the front garden- Laundry room with powder room downstairs - Ceiling fans- Split systems - x2- Ample storage throughout including under-stair storage Outside:- Double car garage- Spacious pergola area perfect for entertaining- Beautifully landscaped, fully enclosed back, side and front garden Construction Information:- Flooring: Concrete and Tiles- External Walls: Compressed cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0 with reflective foil- Roof Insulation: Thermal insulation value approximately R-4.1 with Anticon roof blanket Crace is noted for its strong sense of family and community. Driving through you will see the thought that went into planning this masterplanned neighbourhood. This suburb provides numerous outdoor spaces and venues for family and friends to meet. Leave your car in the garage on weekends and stroll to the parks, cafes, restaurants, and bars, as well as the hairdresser, gym, and supermarket. Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 inquiries.