

18 Fairfield Street, Crace, ACT 2911

home by holly

Sold Townhouse

Friday, 3 November 2023

18 Fairfield Street, Crace, ACT 2911

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



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\$665,000

#soldbycris #soldbymcreynolds \$665,000A lovely low-key palette with lots of light reflecting off white walls and banks of cabinetry and a wonderful easy-care, sunny lifestyle. This luxurious two-bedroom townhouse with community title, is ideally placed close to the dynamic Gungahlin precinct and within walking distance to parks, reserves and the fab Crace Central, home to The District Bar and Restaurant with its award-winning burgers. The home forges a wonderful connection with outdoors with its enclosure by leafy courtyards to the front and rear, creating a private oasis within the city. This lovely home is part of a neat row of townhouses, in the classic terrace style. A playful combo of raw brick, weatherboard, with pops of russet red, soft greys and organic tones, beautifully mimic the bushland colours of the surrounding reserves. Rendered walls gift privacy within the gated courtyard which provides entryway to a generous living area. Soft white ceramic flooring flows underfoot enhancing the paired-back scheme and there is the welcoming charm of an arched mullion window framing leafy views. The hero of the room is the wall of sliders that open to the sheltered courtyard, making lounging feel like nature bathing, within a small forest of Japanese maples. Afternoon dappled light reaches deep into the room and there is a nice flow to the large, sunny kitchen. A study in elegant efficiency, the huge kitchen maximises every inch of space, with incredible storage lining both walls, and enough central space for a full-size dining table. Large windows capture easterly light and there is easy drift to the beautifully planted garden oasis to the rear. Minimal and chic in all-white, with stainless-steel appliances the kitchen is a bright affair, graced with an effortless feeling of happiness. More than just a creative workspace this inviting arena feels inherently livable...the kind of space where people naturally gather for cups of tea and long conversations and where dinner parties last well into the night, spilling garden-side on warm summer evenings. An abundance of greenery works up a distinct atmosphere of botanical bliss, within the sun-drenched northern courtyard. Neatly clipped hedging, and a riot of beautiful plantings usher in greens of many hues. There is a fabulous, sheltered patio, perfect for alfresco living, relaxed barbecue lunches. A neat garden path leads to steps and gated access to rear carport and storage room. Upstairs two peaceful bedrooms centre around a large bathroom and separate toilet. The master bedroom is a generous room, graced by morning light, with a wall of built-in-robos for seamless storage. The second bedroom also boasts ample storage and captures elevated tree-top views. The bathroom is all serene in white on white, with feature ribbon of mosaic tiling that evokes the soothing colours of river stones. Crace is a suburb of the Gungahlin district and shoulders Palmerston, Percy Hill, and Gungahler Nature Reserve. The home is within walking distance of Crace Central offering a large Supabarn, independent stores and cafes, with local favorite including, The District Bar and Restaurant for a fab cous cous salad and award-winning burgers. The area is famed for its stunning natural surrounds and ample parklands. It is an easy walk to Hilltop Reserve and its playground and all the scenic trails of Gungahler Reserve. Close to the thriving Gungahlin precinct, Lake Ginninderra, the UC, AIS and Canberra Stadium and a stone's throw from the inner-north suburbs of Lyneham and O'Connor, the home is also, a mere 20 minutes to the CBD. features..beautiful two-bedroom townhouse with community title .privately enclosed by courtyard gardens to both the east and west.large living area flowing to leafy front courtyard.huge kitchen combined dining, flooded with light and drift to rear courtyard garden and covered alfresco living.kitchen with banks of storage and sleek stainless-steel appliances .easy-care ceramic flooring.downstairs powder room .European laundry.ceiling fans in living and bedrooms.double blinds .security doors to front and rear.two peaceful bedrooms upstairs with soft carpet.east-facing master bedroom with built-in-robe.second bedroom with built-in-robe and treetops views.family bathroom simply appointed in crisp whites.under stair storage.rear lane parking beneath carport with direct gated access to courtyard and home.storage shed.walking distance to parks, reserves, and Crace Central shopping centre.handy to the Gungahlin precinct and a mere 20 mins to the CBD by carEER: 5.5Living area: 87m2 (approxLand size: 184 m2Land rates: \$1,977 p/a (approx)Land tax: - \$2,749 p/a(if rented approx)Land value: \$319,000Community contribution: \$470 p/aYear built: 2012 (approx)