

# 18 Lanaba Street, Crace, ACT 2911

## House For Sale

Wednesday, 17 January 2024

STONE

18 Lanaba Street, Crace, ACT 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 449 m<sup>2</sup>

Type: House



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**\$995,000+**

Located on a serene and welcoming street, just moments away from parks, natural reserves, stores, and conveniences, this expansive residence encapsulates all the renowned characteristics of the highly sought-after suburb of Crace. This contemporary home, featuring 3 bedrooms and 2 bathrooms, is impeccably presented and showcases high ceilings and sunlit, diverse living areas. The chic outdoor entertaining spaces seamlessly blend with the open-flow entertainer's kitchen and a convenient butler's pantry, providing an optimal indoor-outdoor living experience. Features Overview:- North-facing- Single level floorplan, free-standing separate title home- 6kW solar system with 18 Panels- NBN connected with FTTP- 3 Phase power- Age: 11 years (built in 2013)- EER (Energy Efficiency Rating): 6 Stars Sizes (Approx)- Internal Living: 186.34 sqm- Alfresco: 25 sqm- Porch: 3 sqm- Garage: 40.78 sqm- Total residence: 255.12 sqm- Block: 449 sqm Prices- Rates: \$794.5 per quarter- Land Tax (Investors only): \$1,352.75 per quarter Inside:- Large master suite with walk-in robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with full-sized bath and separate toilet/powder room - Front formal living and dining room with ample natural light throughout- Motorised blinds x 9- Formal dining room with double stack sliding doors through to the alfresco- Modern kitchen with ample bench and storage space- Butler pantry and Island bench - High-quality appliances including an integrated dishwasher- Double stack sliding doors off the kitchen through to the alfresco- Spacious 2nd living area with built-in study nook- Large laundry room with external access- Ducted electric heating and cooling- Electric hot water heat pump- Double-car garage with internal access Outside:- Large alfresco perfect for entertaining and relaxing- Extra private outdoor space- 2 x garden sheds and BBQ areas - side gate access Construction Information:- Flooring: Concrete slab- External Walls: Dulux wall cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Window Glazing: Double glazed windows 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](mailto: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 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.