

19 Stowport Avenue, Crace, ACT 2911



House For Sale

Wednesday, 12 June 2024

19 Stowport Avenue, Crace, ACT 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Mark Larmer And Aaron Lewis
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Offers over \$855,000

Please note, if not sold prior, this property will be going to auction on site, 2:15pm, Wednesday 3rd July 2024. The advertised price guide is there to help give buyers a bracket to work from and can be updated as the campaign progresses. Offers prior to auction welcomed. This vacant 2-storey abode separates all the open plan living areas downstairs from the 3 bedrooms and 2 full bathrooms upstairs. It has a clean building and pest report and has been updated throughout with new carpets, new blinds, new paint, new oven and even new turf in the fully enclosed rear yard giving a nice pop of green and an excellent space for the kids or family pet to safely roam. Positioned across from reserve, there is restricted traffic flow in this location and its also away from any busy arterial roads, so if peace and privacy is important to you then look no further. Navigate less than 500m of flat footpath to arrive at the Crace market town which has all you need & more including bar, cafe, supermarket & restaurant, medical facilities & gymnasium. In addition, Crace is renowned for its walking & biking trails throughout the suburb & ample parks & reserves. The most impressive of which is the amazing Crace Recreational Park just 100m away. Spread over 4.5 acres, there's slides, swings, a net climbing frame, a climbing course, drums and a xylophone and a mini climbing wall and ropes. One of the most popular areas are the multi-use sports facilities including basketball, netball and soccer courts, a tennis half court, a cricket net and an outdoor gym. The courts are even lit so they can be used day and night. The park has bubblers, BBQ's, a toilet block and covered seating areas and 8,000m² of grassed area which is perfect for running, kicking a ball and frisbee. For the nature lovers, this space includes a wetland system and stormwater harvesting pond ringed by walking paths. There has also been extensive planting of native trees and shrubs in this area to attract a variety of wildlife. Wow, no more boring weekends and excuses from the kids to stay inside gaming, right? Make sure to watch our detailed, un-cut, walk-through video before you inspect (and after). It's our 24/7 salesperson to help you get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you. Features overview: • 2 level floorplan • Separate title (no on-going strata levies) • Positioned at the end of a row of houses so open on 3 sides to let in lots of natural light • Attached via the garage, laundry and alfresco wall on the lower level only (no living areas or bedrooms have shared walls) • Reserve across the road so tranquil position and restricted traffic flow in this location • Ex-DHA property so updated throughout including new carpets upstairs, new blinds, new paint throughout, new turf in rear yard • Generous land component with access direct to rear yard from the street • Alfresco entertaining area overlooking rear yard with power and lighting • Large open plan living spaces downstairs, fully tiled to ensure its longevity • Vacant possession, so no need to wait for owners or tenants to relocate • Early access available via an occupation licence, if you need to move in quickly before settlement • Flexible settlement options, if you have another property you want, or need, to sell, or to have more time to secure financing • Offers before auction are welcomed (above the published guide price and accompanied with a Section 17) • Request via email the digital brochure containing the contract and everything you need to consider a purchase • We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate to waiver your cooling off The Numbers (approx): • Living area: 170m² • Land size: 370m² • Alfresco entertaining area: 18m² • Single garage: 24m² • Age: 13 years (Built July 2011) • General rates: \$2,821 p.a. • Water and sewerage rates: \$754 p.a. • Land tax (investors only): \$4,614 p.a. • EER (Energy Efficiency Rating): 5.5 stars out of 6 stars • Conservative rental estimate (unfurnished): \$650/per wk • Builder: Blackett Homes Inside: • Modern galley-style kitchen has island bench, ample storage options, brand new oven, 4 burner gas cooktop, externally ducted rangehood, provision for microwave and provision for dishwasher, stone bench tops • Dining area positioned to one end of the kitchen and family room to the other end with tiles that extend through this whole downstairs area, full length windows bring in natural light • Powder room for guests next to the laundry has a 3rd toilet and sink • Large laundry with corner tub, storage cupboard and access externally into alfresco area • Main bedroom facing North with walk in robe and ensuite with corner shower, toilet and vanity, heat lamps and external ventilation window • Second and third bedrooms both have built in sliding door robes and share the main bathroom containing shower, bathtub, large vanity, toilet, heatlamps • Linen closet opposite the main bathroom behind sliding doors • Ducted reverse cycle air conditioning throughout • NBN available (FTTP) Outside: • Single garage with internal access, additional storage space, remote entry door, lighting and power • Room in the driveway for another 2 vehicles off the road • Positioned on a corner block with easy care, landscaped frontage on both sides • Fully enclosed rear yard to the North with metal storage shed, clothesline, large grassed area